LOT 61
IN OR 2203/1845
PLUMMER CREEK PHASE TWO B

HAWK MICHAEL MIQUELL & MARIA TERESA
11720 SW 43RD STREET APT 118
MIRAMAR, FL 33025

2024

12-2N-26-1603-0061-0000

BUILDING CHARACTERISTICS

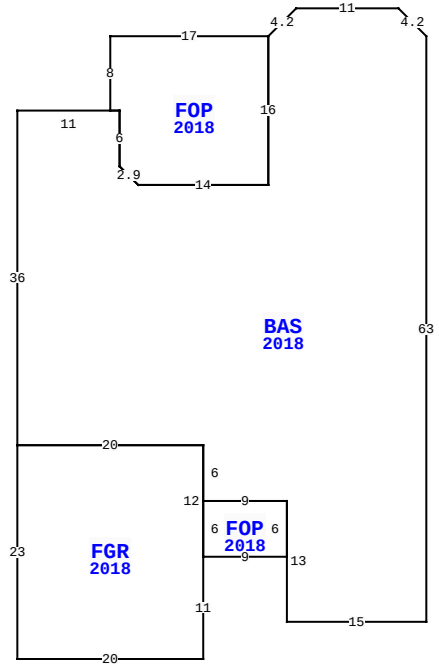
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	220,996
FGR	460	55	253	28,310
FOP	54	30	16	1,790
FOP	262	30	79	8,840
TOTALS	2,751		2,323	259,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	120.1872	114.18	265,240	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1975 HX Base Yr



78630 GOLDFINCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,935
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	319,575
SOH/AGL Deduction	0
ASSESSED VALUE	319,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,575
TOTAL JUST VALUE	319,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000456	CO ISSUED	0	06/07/2018
18000456	NEW CONSTR	254,413	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1845	6/12/2018	WD	Q	I	01	269,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWK MICHAEL MIQUEL						
2169/0104	1/02/2018	WD	Q	V	05	280,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W17 S8 E1 S6 D2 R2 E14 N16$ S16 W14 U2 L2 N6 W11 S36 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S13 E15 N63$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	736.00	SF	6.50	6.50	100	2018	2018	3	97	4,640	

LAND DESCRIPTION

TOTAL OB/XF 4,640

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS