

LOT 64
IN OR 2138/1051
PLUMMER CREEK PHASE TWO B

BONILLA SANTIAGO/HERNANDEZ BELKIS
78654 GOLDFINCH LANE
YULEE, FL 32097

2024

12-2N-26-1603-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,036	100	2,036	226,919
FGR	440	55	242	26,972
FOP	48	30	14	1,560
FSP	224	40	90	10,031
TOTALS	2,748		2,382	265,482

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	159.00	LF	32.00	32.00	
3	0855	CONC PAVER	1	100	0	0	600.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,382	120.3930	114.37	272,429	2017	2017	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2018 Heated Area: 2036 HX Base Yr 2018											
78654 GOLDFINCH LN, YULEE											

TOTAL OB/XF											
15,526											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			265,482
TOTAL MARKET OB/XF VALUE			15,526
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			336,008
SOH/AGL Deduction			84,413
ASSESSED VALUE			251,595
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			201,595
TOTAL JUST VALUE			336,008
NCON VALUE			6,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000653	CO ISSUED	0	07/31/2017
17000653	NEW CONSTR	0	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2138/1051	7/31/2017	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BONILLA SANTIAGO &					
2097/0670	1/25/2017	WD Q	Q	V	05
GRANTOR: BWC LAND PLUMMER LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W10 U3 L3 W8 D3 L3 W1 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S9 E22 N20 W22 S11\$ N6 W8\$ E8 N5 E22 N52\$.											