

LOT 76
IN OR 2149/1424
PLUMMER CREEK PHASE TWO B

DAY BRITTANY N & JEFFREY P
78750 GOLDFINCH LANE
YULEE, FL 32097

2024

12-2N-26-1603-0076-0000



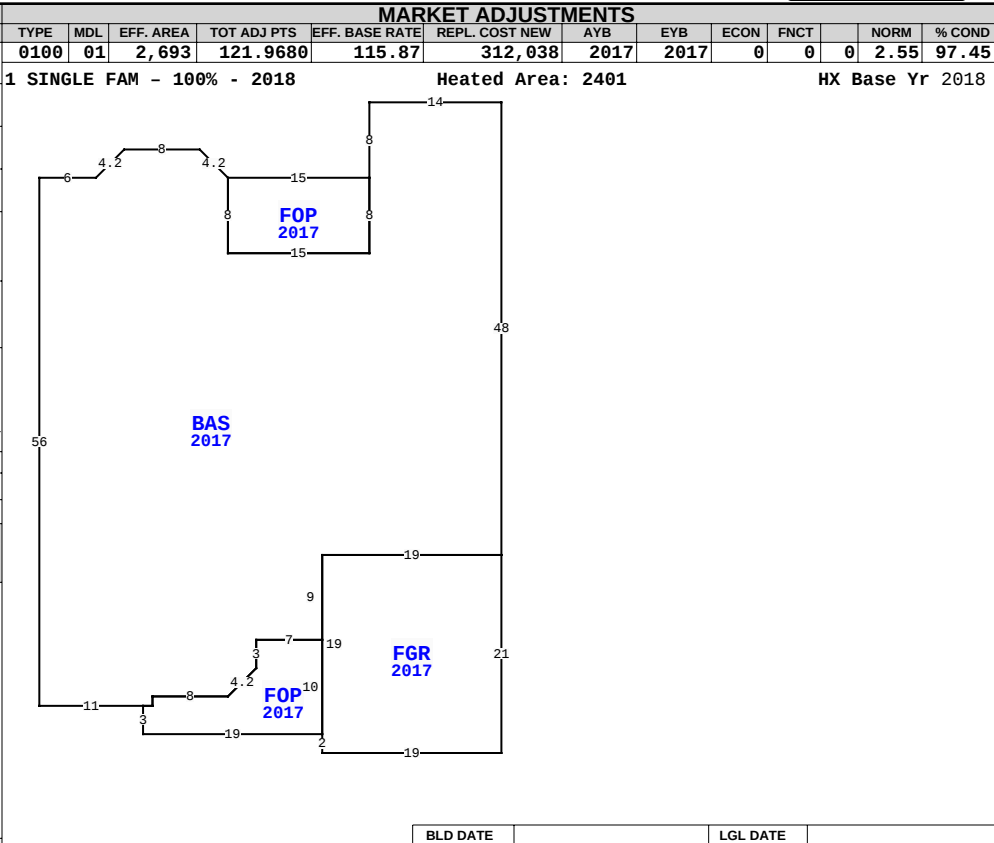
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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	2,401	100	2,401	271,110
FGR	399	55	219	24,729
FOP	120	30	36	4,065
FOP	122	30	37	4,178
TOTALS	3,042		2,693	304,081

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	698.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	468.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	440.00	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	



78750 GOLDFINCH LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										304,081	
TOTAL MARKET OB/XF VALUE										13,203	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										372,284	
SOH/AGL Deduction										99,367	
ASSESSED VALUE										272,917	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										222,917	
TOTAL JUST VALUE										372,284	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										358,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007205	CO ISSUED	0	08/09/2017
17001897	NEW CONSTR	186,673	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2149/1424	9/29/2017	WD	Q	I	01	284,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DAY BRITTANY N & JE							
2115/0680	4/21/2017	WD	Q	V	05	247,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W15 S8 E15 N8\$ S8 W15 N8 U3 L3 W8 D3 L3 W6 S56 E11 FOP=[YR=2017] S3 E19 FGR=[YR=2017] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48\$.									