

LOT 23
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TANIS TAMARA F
78571 GOLDFINCH LN
YULEE, FL 32097

2024

12-2N-26-1604-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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	5015.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,722	100
FGR	440	55
FOP	42	30
FOP	112	30
TOTALS	2,316	2,011

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,011	126.6699	120.34	242,004	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1722 HX Base Yr 2020												
TOTALS	2,316	2,011	237,164									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			237,164
TOTAL MARKET OB/XF VALUE			21,328
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			313,492
SOH/AGL Deduction			56,754
ASSESSED VALUE			256,738
TOTAL EXEMPTION VALUE			122,500
BASE TAXABLE VALUE			134,238
TOTAL JUST VALUE			313,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,906
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010100	CO ISSUED	0	09/25/2019
19002192	NEW CONSTR	231,598	03/05/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2312/1468	9/30/2019	WD Q I 01	256,600
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: TANIS TAMARA F			
2270/1342	4/25/2019	WD Q V 05	300,000
GRANTOR: BWC LAND PLUMMER LLC			
GRANTEE: DREAM FINDERS HOMES			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2019] W14 S8 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N8 W12 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$.			

TOTALS		2,316		2,011		237,164		78571 GOLDFINCH LN, YULEE					BED DATE		LGLD DATE		
EXTRA FEATURES									XF DATE		LAND DATE						
									INC DATE		AG DATE						
L N	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	100	0	0	809.00	SF	6.50	6.50	100	2019	2019	3	98	5,153	
2	0476	VF 6 SBPL	1	100	0	0	225.00	LF	32.00	32.00	100	2023	2022		99	7,128	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		99	297	
4	0855	CONC PAVER	1	100	0	0	875.00	SF	10.00	10.00	100	2023	2022		100	8,750	