

LOT 36  
PLUMMER CREEK PHASE TWO B  
PBK 8/170

PISHNEY DENNIS GEORGE L/E/RYAN MARIA L/E  
78713 GOLDFINCH LN  
YULEE, FL 32097

2025

12-2N-26-1603-0036-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 12 | HARDWOOD 50    |
| 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 |
|---------|--|----------|----|

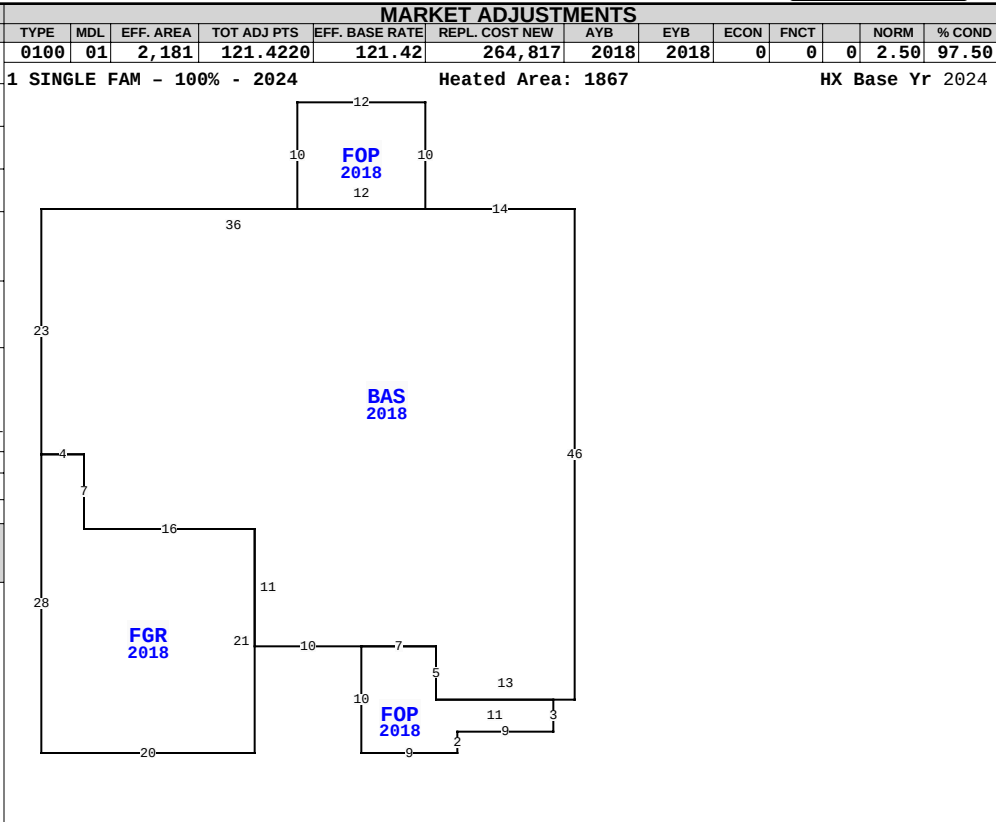
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 5014.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,867            | 100         | 2018 | 1,867        | 221,024              |
| FGR       | 448              | 55          | 2018 | 246          | 29,122               |
| FOP       | 107              | 30          | 2018 | 32           | 3,788                |
| FOP       | 120              | 30          | 2018 | 36           | 4,262                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,542 |  |  | 2,181 | 258,197 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 711.00 | SF | 6.50     |
| 2              | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 420.00 | SF | 10.00    |
| 3              | 0463       | FENCE GATE  | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00   |
| 4              | 0501       | FP-AVERAGE  | 0   | 100 | 0 | 0 | 1.00   | UT | 5,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|---|--------|-----------------|-------|
| 100       | 2018    | 2018        | 3 | 97     | 4,483           |       |
| 100       | 2024    | 2023        |   | 98     | 4,116           |       |
| 100       | 2024    | 2023        |   | 99     | 297             |       |
| 100       | 2024    | 2018        |   | 98     | 4,900           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 13,796      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| 4                         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 258,197   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 13,796    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 55,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 326,993   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 27,344    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 299,649   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 248,927   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 326,993   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 315,429   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17008065   | CO ISSUED   | 0       | 05/25/2018 |
| 17008065   | NEW CONSTR  | 242,200 | 01/01/2018 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2771/1771                      | 3/05/2025  | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: PISHNEY DENNIS GEORGE |            |              |        |        |           |               |  |
| GRANTEE: PISHNEY DENNIS JUST   |            |              |        |        |           |               |  |
| 2681/1225                      | 11/27/2023 | WD           | Q      | I      | 01        | 430,000       |  |
| GRANTOR: JACOBS LEIGH ANNE & C |            |              |        |        |           |               |  |
| GRANTEE: PISHNEY DENNIS GEOR   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12\$ W36 S23  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2018] S28 E20 N21 W16 N7 W4\$ E4 S7 E16 S11 E10    |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2018] S10 E9 N2 E9 N3 W11 N5 W7\$ E7 S5 E13 N46\$. |  |  |  |  |  |  |  |  |  |