LOT 38
PLUMMER CREEK PHASE TWO B
PBK 8/170

VALENTINE DAVID & TINA
78697 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0038-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

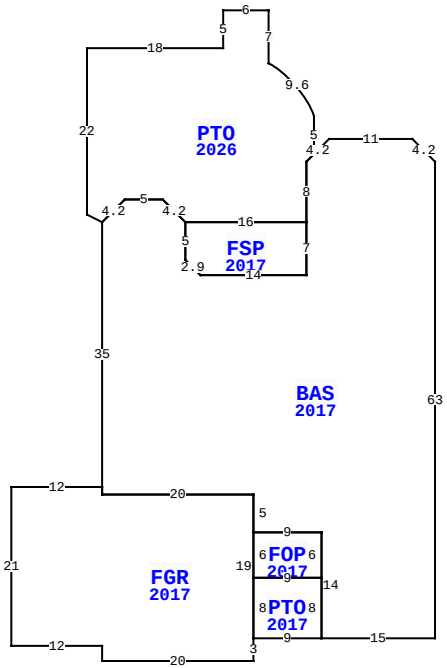
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2017	2,006	235,561
FGR	692	55	2017	381	44,740
FOP	54	30	2017	16	1,879
FSP	110	40	2017	44	5,167
PTO	72	5	2017	4	469
PTO	660	5	2026	33	3,875
TOTALS	3,594			2,484	291,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	121.0608	121.06	300,713	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2006 HX Base Yr 2020



78697 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,692
TOTAL MARKET OB/XF VALUE		11,744
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,436
SOH/AGL Deduction		136,646
ASSESSED VALUE		221,790
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		166,068
TOTAL JUST VALUE		358,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000648	CO ISSUED	0	07/24/2017
17000648	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2267/0918	4/05/2019	WD	Q	I	01	282,000
GRANTOR: SHAW PATRICK & MILLIC						
GRANTEE: VALENTINE DAVID & T						
2138/0654	7/25/2017	WD	Q	I	01	256,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHAW PATRICK & STEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] U3L3 W11 D3L3 S8 S7 W14 U2L2 N5 U3L3 W5 D3L3 S35 S1 E20 S5 E9 S14 E15 N63 $
FGR=[YR=2017;ORIG=-44,43] W12 S21 E12 S2 E20 N3 N19 W20 N1 $
FSP=[YR=2017;ORIG=-17,8] W16 S5 D2R2 E14 N7 $
PTO=[YR=2017;ORIG=-24,63] E9 N8 W9 S8 $
FOP=[YR=2017;ORIG=-15,55] N6 W9 S6 E9 $
PTO=[YR=2026;ORIG=-46,7] N22 E18 N5 E6 S7 D7R6G50 S5 D1L1 S8 W16 U3L3 W5 D3L3 U1L2 $
.

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	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	5.20	100	2017	2017	3	96	5,122	
3	0462	ST/AL FNC	0	100	0	0	712.00	SF	10.00	10.00	100	2021	2021	3	93	6,622	

LAND DESCRIPTION

TOTAL OB/XF 11,744

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS