

LOT 40
PLUMMER CREEK PHASE TWO B
PBK 8/170

LEISNER GARY & SUSAN LIVING TRUST/LEISNER GARY TRU
78675 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0040-0000



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 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
BAS	2,526	100
FGR	622	55
FOP	65	30
FOP	208	30
TOTALS	3,421	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,950	116.5647	116.56	343,852	2017	2017	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2018													
Heated Area: 2526													
HX Base Yr 2018													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	2,526	100	2017	2,526	285,598								
FGR	622	55	2017	342	38,668								
FOP	65	30	2017	20	2,261								
FOP	208	30	2017	62	7,010								
TOTALS	3,421			2,950	333,536								

78675 GOLDFINCH LN, YULEE											BLD DATE		LOL DATE	
											XF DATE		LAND DATE	
											INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1,044.00	SF	6.50	6.50	100	2017	2017	3	96	6,515					
404.00	SF	85.00	85.00	100	2019	2019	3	87	29,876					
540.00	SF	10.00	10.00	100	2019	2019	3	97	5,238					
1,000.00	SF	17.50	17.50	100	2019	2019	3	82	14,350					