LOT 41
IN OR 2142/881
PLUMMER CREEK PHASE TWO B

WESTFAL JOSEPH GARY
78667 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

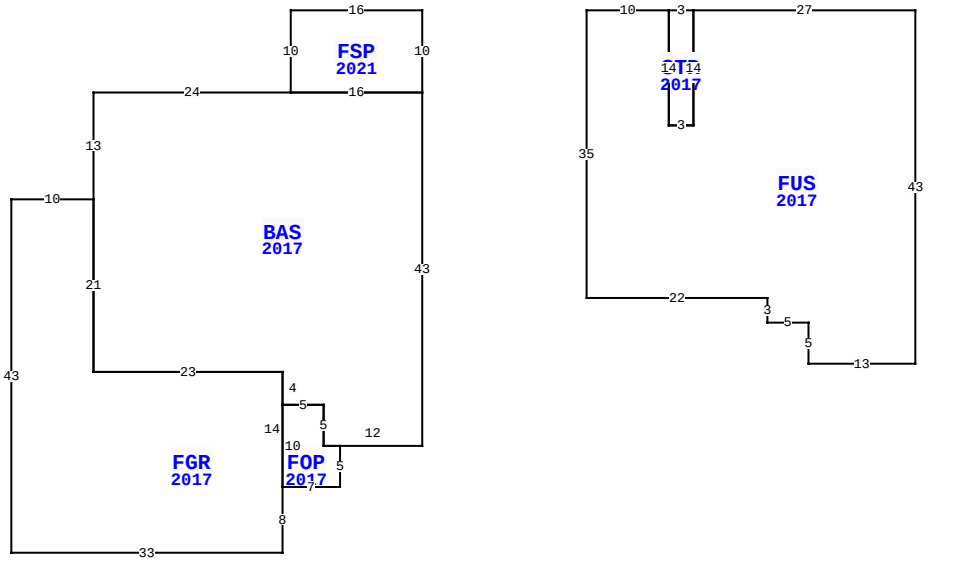
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2017	1,488	161,627
FGR	936	55	2017	515	55,940
FOP	60	30	2017	18	1,956
FSP	160	40	2021	64	6,952
FUS	1,477	100	2017	1,477	160,432
STR	42	10	2017	4	435
TOTALS	4,163			3,566	387,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,566	111.9825	111.98	399,321	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2965 HX Base Yr 2018



78667 GOLDFINCH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,341
TOTAL MARKET OB/XF VALUE		9,114
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		451,455
SOH/AGL Deduction		123,752
ASSESSED VALUE		327,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,981
TOTAL JUST VALUE		451,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002508	912 1295-T SQ FT	18,000	03/11/2025
B240009182	912 FOOTER (T) 21	14,714	08/07/2024
SP240008587	861-425 855-718 9	102,860	07/23/2024
17007239	CO ISSUED	0	08/10/2017
17001895	NEW CONSTR	382,058	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0881	8/16/2017	WD	Q	I	02	321,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WESTFAL JOSEPH GARY						
2108/1361	3/23/2017	WD	Q	V	05	299,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 S10 BAS=[YR=2017] W24 S13 FGR=[YR=2017] W10 S43 E33 N8 FOP=[YR=2017] E7 N5 W2 N5 W5 S10$ N14 W23 N21 $ S21 E23 S4 E5 S5 E12 N43 W16$ E16 N10$ PTR=E20 FUS=[YR=2017] E10 STR=[YR=2017] E3 S14 W3 N14$ S14 E3 N14 E27 S43 W13 N5 W5 N3 W22 N35$ W20$.

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	1,075.00	SF	5.20	5.20	100	2017	2017	3	96	5,366	
2	0476	VF 6 SBPL	0	100	0	0	122.00	LF	32.00	32.00	100	2021	2021	3	96	3,748	

LAND DESCRIPTION

TOTAL OB/XF 9,114

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 06/03/2025 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS