

LOT 42
IN OR 2133/1614
PLUMMER CREEK PHASE TWO B

DIAZ JORGE MIGUEL & LESLIE
78659 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
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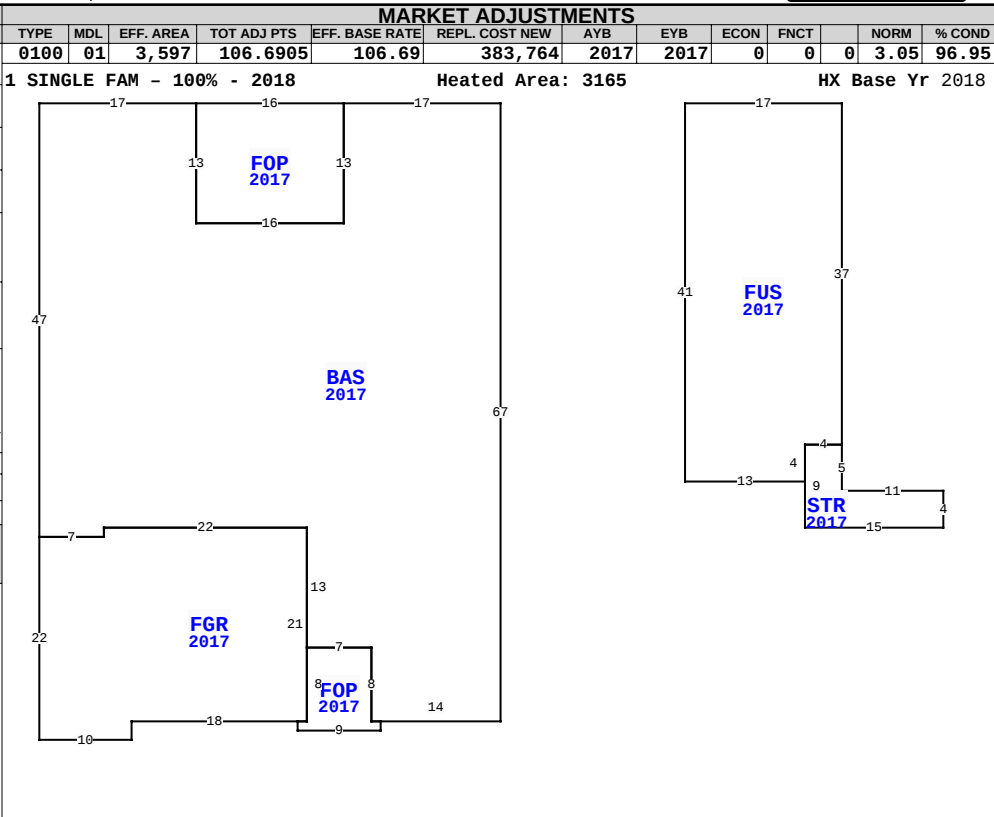
NEIGHBORHOOD/LOC	5014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2017	2,484	256,935
FGR	622	55	2017	342	35,375
FOP	65	30	2017	20	2,069
FOP	208	30	2017	62	6,413
FUS	681	100	2017	681	70,440
STR	80	10	2017	8	828

TOTALS	4,140			3,597	372,059
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	889.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50

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



78659 GOLDFINCH LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
12,947									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
372,059									
TOTAL MARKET OB/XF VALUE									
12,947									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
440,006									
SOH/AGL Deduction									
124,249									
ASSESSED VALUE									
315,757									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
265,035									
TOTAL JUST VALUE									
440,006									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
423,464									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000659	CO ISSUED	0	07/13/2017
17000659	NEW CONSTR	0	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2133/1614	7/14/2017	WD	Q	I	02	340,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DIAZ JORGE MIGUEL &							
2097/0670	1/25/2017	WD	Q	V	05	508,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13									
W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1									
W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14									
N67\$ PTR=E20 FUS=[YR=2017] E17 S37 STR=[YR=2017] S5 E11 S4									
W15 N9 E4\$ W4 S4 W13 N41\$ W20\$.									