LOT 45
PLUMMER CREEK PHASE TWO B
PBK 8/170

MORGAN LIVING TRUST/MORGAN RICHARD A TRUSTEE
1119 QUAIL CIR
DESTIN, FL 32541

2025

12-2N-26-1603-0045-0000

BUILDING CHARACTERISTICS

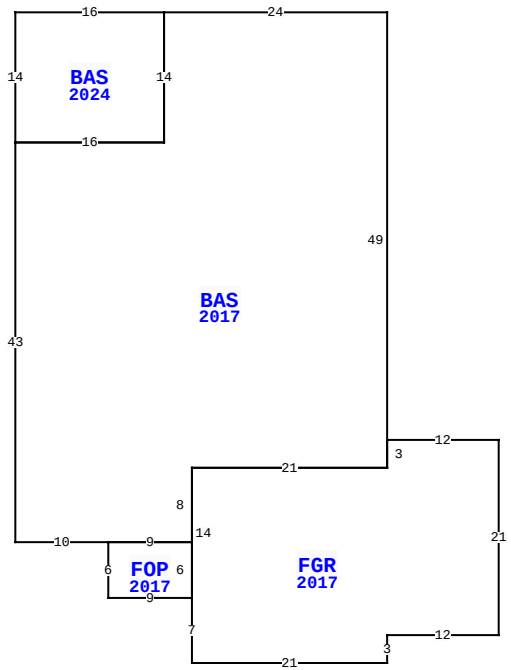
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,888	100	2017	1,888	214,741
BAS	224	100	2024	224	25,478
FGR	693	55	2017	381	43,335
FOP	54	30	2017	16	1,820
TOTALS	2,859			2,509	285,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	116.1216	116.12	291,345	2018	2019	0	0	0	2.05	97.95

1 SINGLE FAM – 0% - 2023 Heated Area: 2112 HX Base Yr



78635 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,372
TOTAL MARKET OB/XF VALUE	7,994
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	348,366
SOH/AGL Deduction	0
ASSESSED VALUE	348,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,366
TOTAL JUST VALUE	348,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002356	REMODEL	75,000	02/22/2023
17004987	CO ISSUED	0	12/21/2017
17004987	NEW CONSTR	259,598	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1925	11/01/2022	WD	U	I	11	100
GRANTOR: MORGAN RICHARD A & LE						
GRANTEE: MORGAN LIVING TRUST						
2537/1200	2/08/2022	WD	Q	I	01	402,000
GRANTOR: PATTERSON JOSHUA & MA						
GRANTEE: MORGAN RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W24 S14 W16 S43 E10 E9 N8 E21 N49 $
FGR=[YR=2017;ORIG=-21,63] S7 E21 N3 E12 N21 W12 S3 W21 S14 $
BAS=[YR=2024;ORIG=-24,0] W16 S14 E16 N14 $
FOP=[YR=2017;ORIG=-30,57] S6 E9 N6 W9 $
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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	0810	CONCRETE A	0	0	0	0	957.00	SF	6.50	6.50	100	2018	2018	3	97	6,034	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 7,994

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/11/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS