LOT 46
IN OR 2149/1388
PLUMMER CREEK PHASE TWO B

ROBERTS ZOYA & STEPHEN
78627 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0046-0000

BUILDING CHARACTERISTICS

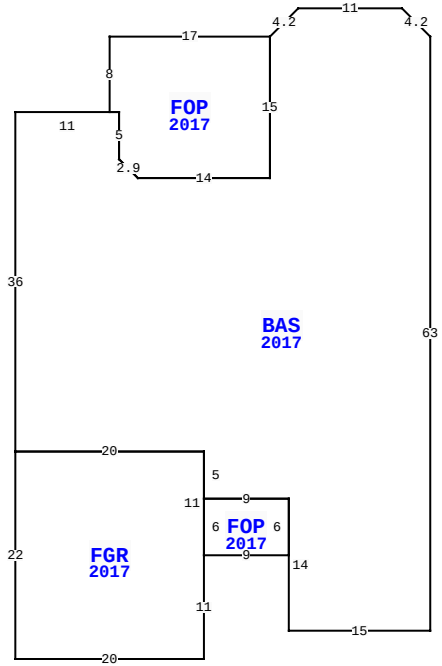
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,982	100	2017	1,982	237,273
FGR	440	55	2017	242	28,971
FOP	54	30	2017	16	1,916
FOP	246	30	2017	74	8,859
TOTALS	2,722			2,314	277,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	123.4800	123.48	285,733	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2018 Heated Area: 1982 HX Base Yr 2018



78627 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		277,018
TOTAL MARKET OB/XF VALUE		56,960
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		388,978
SOH/AGL Deduction		106,496
ASSESSED VALUE		282,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,760
TOTAL JUST VALUE		388,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002925	XFOB	10,000	04/03/2020
2002428	SWIM POOL	30,000	03/18/2020
17003256	CO ISSUED	0	09/26/2017
1703256	NEW CONSTR	248,625	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1388	9/29/2017	WD	Q	I	01	272,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBERTS ZOYA & STEP						
2115/0680	4/21/2017	WD	Q	V	05	247,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W17 S8 E1 S5 D2 R2 E14 N15$ S15 W14 U2 L2 N5 W11 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$.

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	100	0	0	756.00	SF	6.50	6.50	100	2017	2017	3	96	4,717	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2017	2017	3	90	3,629	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2017	2017	3	81	1,750	
5	0911	SCRN RM A	0	100	0	0	949.00	SF	17.50	17.50	100	2020	2020	3	86	14,282	
6	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2020	2020	3	90	26,393	
7	0855	CONC PAVER	0	100	0	0	604.00	SF	10.00	10.00	100	2020	2020	3	98	5,919	

LAND DESCRIPTION

TOTAL OB/XF 56,960

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 06/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS