LOT 48
PLUMMER CREEK PHASE TWO B
PBK 8/170

FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2025

12-2N-26-1603-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

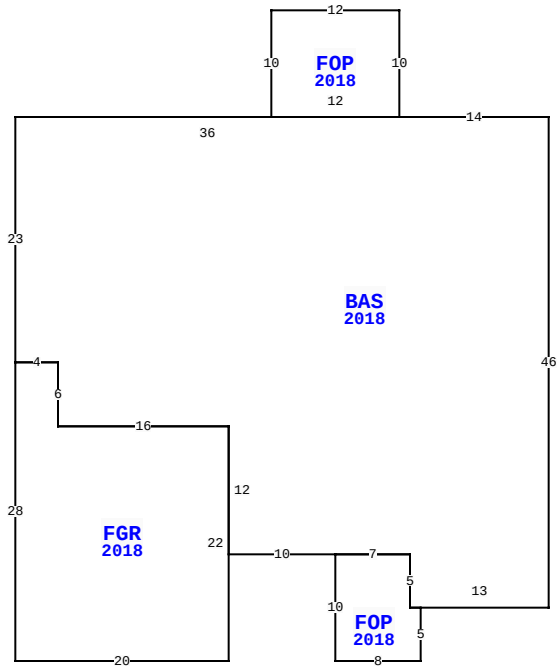
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2018	1,851	213,391
FGR	464	55	2018	255	29,398
FOP	75	30	2018	22	2,537
FOP	120	30	2018	36	4,151
TOTALS	2,510			2,164	249,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	118.8495	118.85	257,191	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1851 HX Base Yr



78611 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	249,475
TOTAL MARKET OB/XF VALUE	4,388
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	308,863
SOH/AGL Deduction	0
ASSESSED VALUE	308,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,863
TOTAL JUST VALUE	308,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002013	CO ISSUED	0	07/12/2018
18002013	NEW CONSTR	247,529	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0428	2/25/2022	WD	Q	I	01	396,500
GRANTOR: MORGAN LEE ANN STANIC						
GRANTEE: FKH SFR PROPCO I LP						
2523/1800	12/17/2021	WD	U	I	11	100
GRANTOR: MORGAN LEE ANN S & RI						
GRANTEE: MORGAN LEE ANN STAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12$ W36 S23
FGR=[YR=2018] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E10
FOP=[YR=2018] S10 E8 N5 W1 N5 W7$ E7 S5 E13 N46$.

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	696.00	SF	6.50	6.50	100	2018	2018	3	97	4,388	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS