LOT 49
IN OR 2181/778
PLUMMER CREEK PHASE TWO B

WARGO NICHOLAS T & SARA
78603 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0049-0000

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

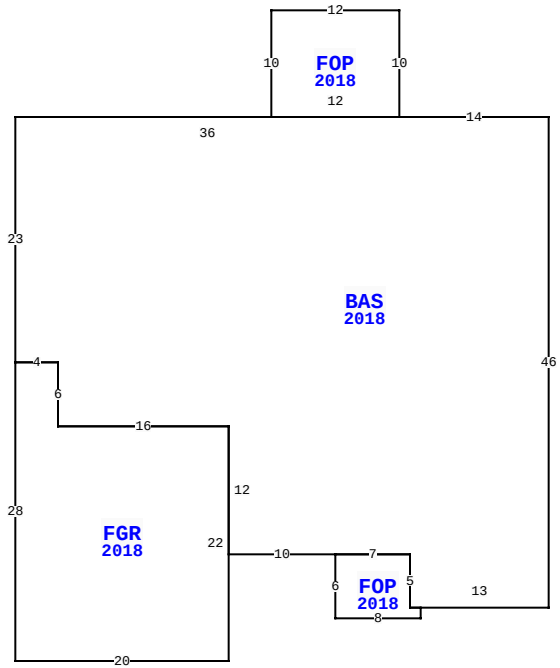
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

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	43	30	2018	13	1,499
FOP	120	30	2018	36	4,151
TOTALS	2,478			2,155	248,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	118.8495	118.85	256,122	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1851 HX Base Yr



78603 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		248,438
TOTAL MARKET OB/XF VALUE		7,529
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,967
SOH/AGL Deduction		0
ASSESSED VALUE		310,967
TOTAL EXEMPTION VALUE	13	310,967
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		310,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005643	CO ISSUED	0	02/26/2018
17008502	NEW CONSTR	236,230	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0778	2/28/2018	WD	Q	I	01	235,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARGO NICHOLAS T &						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

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] S6 E8 N1 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	100	0	0	723.00	SF	6.50	6.50	100	2018	2018	3	97	4,559	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	100	2023	2022		99	2,970	

LAND DESCRIPTION

TOTAL OB/XF 7,529

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS