

LOT 53
IN OR 2208/1277
PLUMMER CREEK PHASE TWO B

DODGE STACEY H
78566 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0053-0000



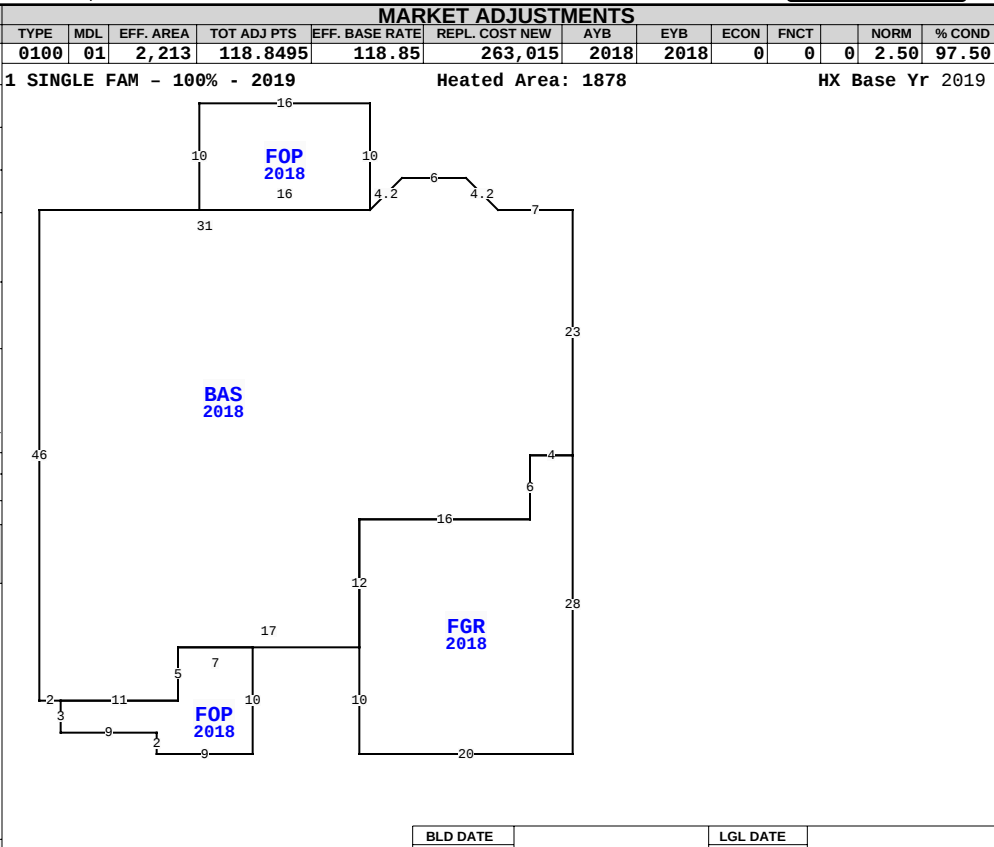
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,878	100	2018	1,878	217,620
FGR	464	55	2018	255	29,549
FOP	107	30	2018	32	3,708
FOP	160	30	2018	48	5,562
TOTALS	2,609			2,213	256,440

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

TOTAL OB/XF		
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1	0810	CONCRETE A

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	256,440	
TOTAL MARKET OB/XF VALUE	4,451	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	315,891	
SOH/AGL Deduction	64,084	
ASSESSED VALUE	251,807	
TOTAL EXEMPTION VALUE	50,722	
BASE TAXABLE VALUE	201,085	
TOTAL JUST VALUE	315,891	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	304,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000878	CO ISSUED	0	06/20/2018
18000878	NEW CONSTR	246,021	02/01/2018

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2208/1277	6/28/2018	WD Q
GRANTOR: DREAM FINDERS HOMES L		
GRANTEE: DODGE STACEY H		
2174/1911	1/25/2018	WD Q
GRANTOR: BWC LAND PLUMMER LLC		
GRANTEE: DREAM FINDERS HOMES		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2018] W7 U3 L3 W6 D3 L3 FOP=[YR=2018] N10 W16 S10 E16\$ W31 S46 E2 FOP=[YR=2018] S3 E9 S2 E9 N10 W7 S5 W11\$ E11 N5 E17 FGR=[YR=2018] S10 E20 N28 W4 S6 W16 S12\$ N12 E16 N6 E4 N23\$.		