LOT 56
PLUMMER CREEK PHASE TWO B
PBK 8/170

HARDIN JAMES D & KATHERINE N
78590 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

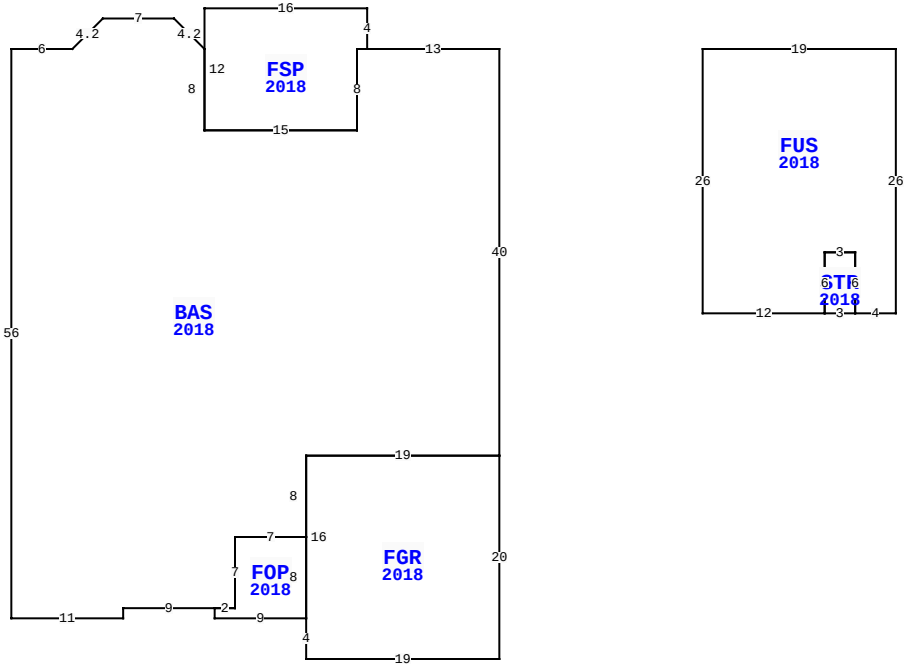
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,227	100	2018	2,227	243,108
FGR	380	55	2018	209	22,815
FOP	58	30	2018	17	1,856
FSP	184	40	2018	74	8,078
FUS	476	100	2018	476	51,962
STR	18	10	2018	2	218
TOTALS	3,343			3,005	328,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	112.5390	112.54	338,183	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2703 HX Base Yr 2023



78590 GOLDFINCH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,038
TOTAL MARKET OB/XF VALUE		9,804
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		392,842
SOH/AGL Deduction		7,031
ASSESSED VALUE		385,811
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		330,089
TOTAL JUST VALUE		392,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004365	ADDITION	5,066	06/01/2018
18000002	CO ISSUED	0	05/23/2018
18000002	NEW CONSTR	338,415	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0195	7/22/2022	WD	Q	I	01	485,000
GRANTOR: VINER STACEY ANN J &						
GRANTEE: HARDIN JAMES D & KA						
2201/1636	5/31/2018	WD	Q	I	01	313,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VINER STACEY ANN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FSP=[YR=2018] N4 W16 S12 E15 N8 E1$ W1 S8 W15 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E9 FOP=[YR=2018] S1 E9 FGR=[YR=2018] S4 E19 N20 W19 S16$ N8 W7 S7 W2$ E2 N7 E7 N8 E19 N40$ PTR=E20 FUS=[YR=2018] E19 S26 W4 STR=[YR=2018] W3 N6 E3 S6$ N6 W3 S6 W12 N26$ W20$.

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	652.00	SF	6.50	6.50	100	2018	2018	3	97	4,111	
2	0855	CONC PAVER	1	100	0	0	575.00	SF	10.00	10.00	100	2023	2022		99	5,693	

LAND DESCRIPTION

TOTAL OB/XF 9,804

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS