LOT 57
PLUMMER CREEK PHASE TWO B
PBK 8/170

HARKESS BRENDAN
78598 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0057-0000

BUILDING CHARACTERISTICS

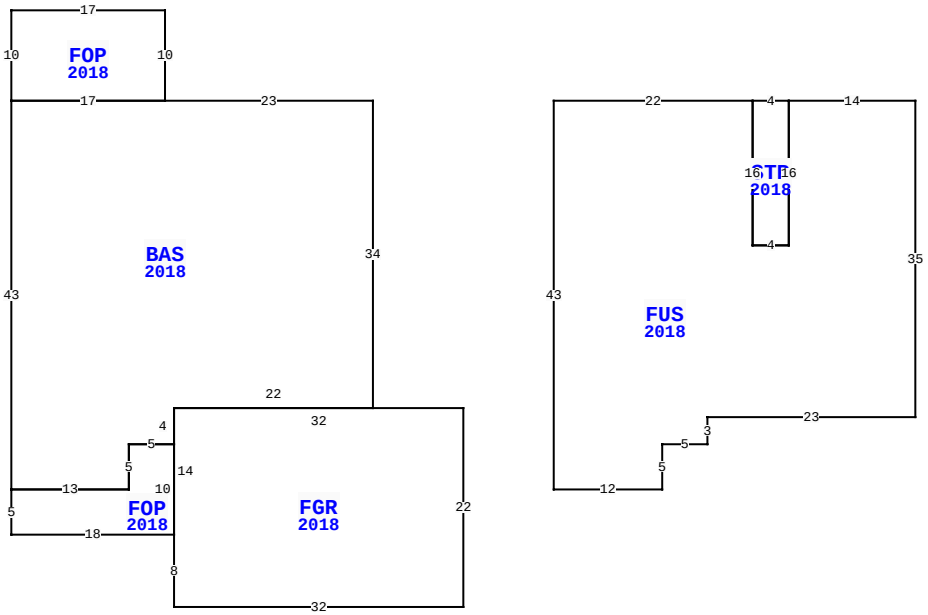
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,497	100	2018	1,497	173,892
FGR	704	55	2018	387	44,954
FOP	115	30	2018	34	3,950
FOP	170	30	2018	51	5,924
FUS	1,447	100	2018	1,447	168,084
STR	64	10	2018	6	697
TOTALS	3,997			3,422	397,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,422	119.2044	119.20	407,902	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2020 Heated Area: 2944 HX Base Yr



78598 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		397,500
TOTAL MARKET OB/XF VALUE		10,377
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		462,877
SOH/AGL Deduction		9,230
ASSESSED VALUE		453,647
TOTAL EXEMPTION VALUE	13	453,647
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		462,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000023	CO ISSUED	0	06/06/2018
18000023	NEW CONSTR	498,945	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2516/0272	11/16/2021	QC	U	I	11	100
GRANTOR: HARKESS JAMIE A/K/A J						
GRANTEE: HARKESS BRENDAN						
2305/1159	9/20/2019	WD	Q	I	01	370,000
GRANTOR: KETTLER MATTHEW & LIN						
GRANTEE: HARKESS BRENDAN MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 FOP=[YR=2018] N10 W17 S10 E17$ W17 S43 FOP=[YR=2018] S5 E18 FGR=[YR=2018] S8 E32 N22 W32 S14 $ N10 W5 S5 W13$ E13 N5 E5 N4 E22 N34$ PTR=E20 FUS=[YR=2018] E22 STR=[YR=2018] E4 S16 W4 N16$ S16 E4 N16 E14 S35 W23 S3 W5 S5 W12 N43$ 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	0811	CONCRETE B	0	100	0	0	1,127.00	SF	5.20	5.20	100	2018	2018	3	97	5,685	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	92	4,416	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 10,377

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 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