LOT 60
IN OR 2203/1966
PLUMMER CREEK PHASE TWO B

BROOKS BEAU & JENNIFER
78622 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0060-0000

BUILDING CHARACTERISTICS

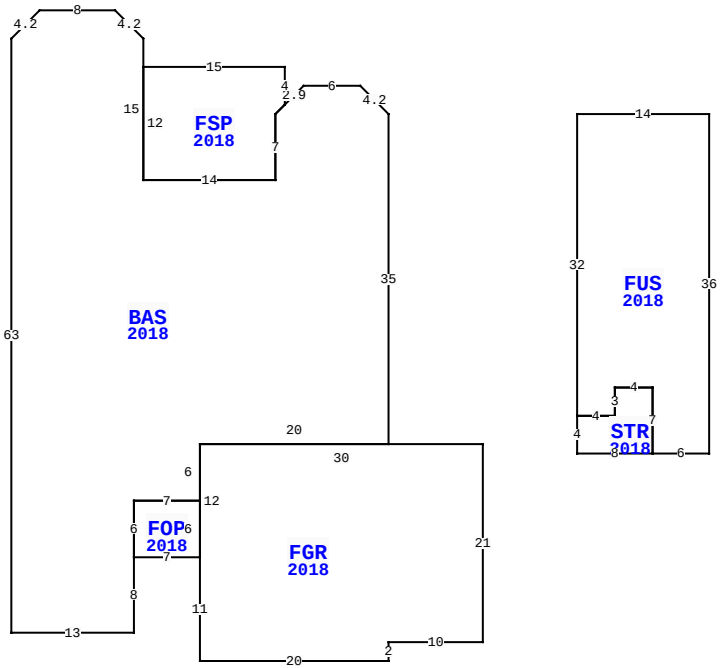
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,776	100	2018	1,776	217,031
FGR	670	55	2018	368	44,970
FOP	42	30	2018	13	1,588
FSP	173	40	2018	69	8,432
FUS	460	100	2018	460	56,213
STR	44	10	2018	4	489
TOTALS	3,165			2,690	328,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,690	125.3952	125.40	337,326	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 2236 HX Base Yr 2019



78622 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		328,724
TOTAL MARKET OB/XF VALUE		12,296
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		396,020
SOH/AGL Deduction		175,856
ASSESSED VALUE		220,164
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		164,442
TOTAL JUST VALUE		396,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000087	CO ISSUED	0	06/07/2018
18004289	REPAIR/RRF	0	05/01/2018
18000087	NEW CONSTR	297,201	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1966	6/14/2018	WD	Q	I	02	305,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROOKS BEAU & JENNI						
2165/1659	12/11/2017	WD	Q	V	05	502,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W6 D2 L2 FSP=[YR=2018] N4 W15 S12 E14 N7 U1 R1 $ D1 L1 S7 W14 N15 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N2 E10 N21 W30 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E20 FUS=[YR=2018] E14 S36 W6 STR=[YR=2018] W8 N4 E4 N3 E4 S7$ N7 W4 S3 W4 N32 $ 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	1,211.00	SF	5.20	5.20	100	2018	2018	3	97	6,108	
2	0855	CONC PAVER	1	100	0	0	625.00	SF	10.00	10.00	100	2023	2022		99	6,188	

LAND DESCRIPTION

TOTAL OB/XF 12,296

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