LOT 63
IN OR 2180/482
PLUMMER CREEK PHASE TWO B

PAULK SAMUEL & JENNIFER
78646 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

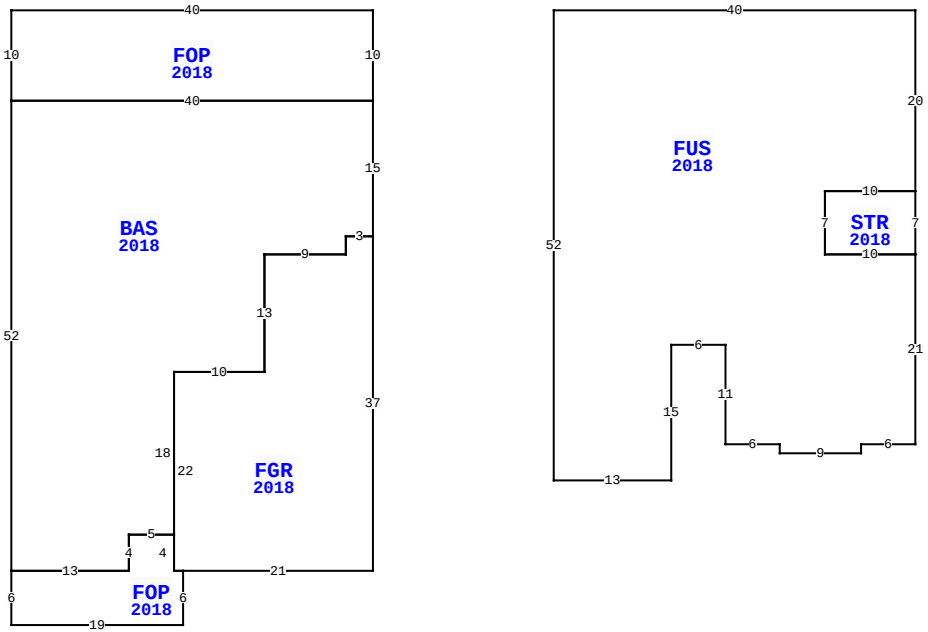
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2018	1,414	151,128
FGR	646	55	2018	355	37,942
FOP	134	30	2018	40	4,275
FOP	400	30	2018	120	12,825
FUS	1,845	100	2018	1,845	197,193
STR	70	10	2018	7	748
TOTALS	4,509			3,781	404,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,781	109.6200	109.62	414,473	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 3259 HX Base Yr 2019



78646 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		404,111
TOTAL MARKET OB/XF VALUE		4,338
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		463,449
SOH/AGL Deduction		173,884
ASSESSED VALUE		289,565
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		233,843
TOTAL JUST VALUE		463,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005645	CO ISSUED	0	02/09/2018
17008504	NEW CONSTR	417,268	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/0482	2/22/2018	WD	Q	I	02	356,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PAULK SAMUEL & JENN						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S52 FOP=[YR=2018] S6 E19 N6 FGR=[YR=2018] E21 N37 W3 S2 W9 S13 W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40$ E40 N10$ PTR=E20 FUS=[YR=2018] E40 S20 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S21 W6 S1 W9 N1 W6 N11 W6 S15 W13 N52$ 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	688.00	SF	6.50	6.50	100	2018	2018	3	97	4,338	

LAND DESCRIPTION

TOTAL OB/XF 4,338

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