

LOT 64
IN OR 2138/1051
PLUMMER CREEK PHASE TWO B

BONILLA SANTIAGO/HERNANDEZ BELKIS
78654 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,036	100	2017	2,036	237,638
FGR	440	55	2017	242	28,245
FOP	48	30	2017	14	1,634
FSP	224	40	2021	90	10,505
TOTALS	2,748			2,382	278,023

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	159.00	LF	32.00
3	0855	CONC PAVER	1	100	0	0	600.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,382	120.3930	120.39	286,769	2017	2017	0	0	0	3.05	96.95	
1 SINGLE FAM - 100% - 2018 Heated Area: 2036 HX Base Yr 2018													
78654 GOLDFINCH LN, YULEE													

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

TOTAL OB/XF													
15,317													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,023	
TOTAL MARKET OB/XF VALUE		15,317	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		348,340	
SOH/AGL Deduction		89,449	
ASSESSED VALUE		258,891	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		208,169	
TOTAL JUST VALUE		348,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000653	CO ISSUED	0	07/31/2017
17000653	NEW CONSTR	0	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/1051	7/31/2017	WD	Q	I	01	251,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BONILLA SANTIAGO &						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W10 U3 L3 W8 D3 L3 W1 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S9 E22 N20 W22 S11\$ N6 W8\$ E8 N5 E22 N52\$.									