LOT 65
PLUMMER CREEK PHASE TWO B
PBK 8/170

ESPERSEN FRED V & COLLEEN T
78662 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0065-0000

BUILDING CHARACTERISTICS

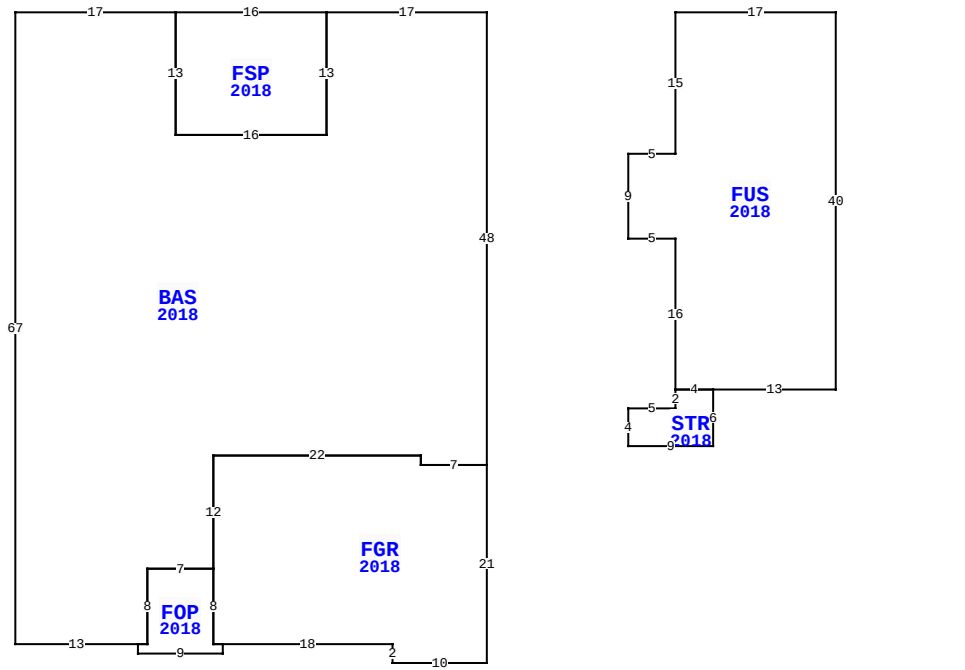
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	2,513	100	2018	2,513	292,674
FGR	593	55	2018	326	37,967
FOP	65	30	2018	20	2,329
FSP	208	40	2018	83	9,666
FUS	725	100	2018	725	84,436
STR	44	10	2018	4	466
TOTALS	4,148			3,671	427,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,671	119.4480	119.45	438,501	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 3238 HX Base Yr 2024



78662 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		427,538
TOTAL MARKET OB/XF VALUE		7,319
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		489,857
SOH/AGL Deduction		176,132
ASSESSED VALUE		313,725
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,003
TOTAL JUST VALUE		489,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005179	CO ISSUED	0	02/16/2018
17005179	NEW CONSTR	400,647	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/549	12/07/2023	WD	Q	I	01	560,000
GRANTOR: LISTON SHERRY ANNE						
GRANTEE: ESPERSEN FRED V & C						
2179/0461	2/20/2018	WD	Q	I	01	385,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LISTON SHERRY ANNE						

BUILDING NOTES

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	1,037.00	SF	5.20	5.20	100	2018	2018	3	97	5,231	
2	0462	ST/AL FNC	1	100	60	0	240.00	SF	10.00	10.00	100	2024	2019		87	2,088	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 W17 S67 E13 E1 N8 E7 N12 E22 S1 E7 N48 $
FUS=[YR=2018;ORIG=20,0] E17 S40 W13 W4 N16 W5 N9 E5 N15 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N21 W7 N1 W22 S12 S8 E1 $
FSP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2018;ORIG=24,40] S6 W9 N4 E5 N2 E4 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,319

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