LOT 66
IN OR 2132/1465
PLUMMER CREEK PHASE TWO B

GETCHELL COREY M & SHERRY L
78670 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0066-0000

BUILDING CHARACTERISTICS

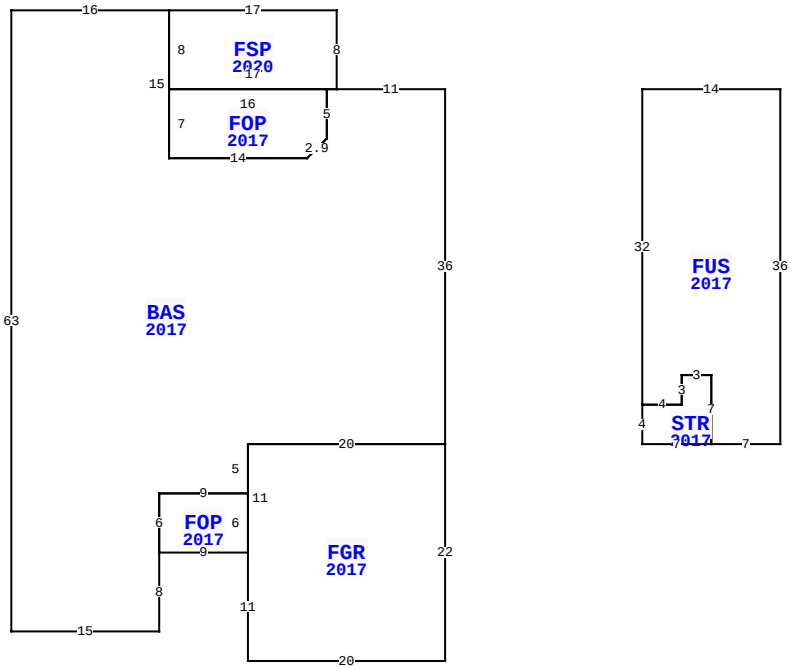
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	0	100	2017	0	0
BAS	1,932	100	2017	1,932	223,854
FGR	440	55	2017	242	28,040
FOP	54	30	2017	16	1,854
FOP	110	30	2017	33	3,824
FSP	136	40	2020	54	6,257
FUS	467	100	2017	467	54,110
STR	37	10	2017	4	464
TOTALS	3,176			2,748	318,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	119.4480	119.45	328,249	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2399 HX Base Yr 2018



78670 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		318,402
TOTAL MARKET OB/XF VALUE		12,901
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		386,303
SOH/AGL Deduction		140,611
ASSESSED VALUE		245,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,970
TOTAL JUST VALUE		386,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005818	ADDITION	4,320	07/01/2019
1705717	CO ISSUED	0	06/28/2017
170660	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1465	6/30/2017	WD	Q	I	01	272,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GETCHELL COREY M &						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] BAS=[YR=2017] W11 FSP=[YR=2020] N8 W17 S8 FOP=[YR=2017] S7 E14 U2 R2 N5 W16$ E17$ W1 S5 D2 L2 W14 N15 W16 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$ PTR=E20 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7$ N7 W3 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	0810	CONCRETE A	0	100	0	0	715.00	SF	6.50	6.50	100	2017	2017	3	96	4,462	
2	0476	VF 6 SBPL	0	100	0	0	197.00	LF	32.00	32.00	100	2020	2020	3	95	5,989	
3	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2020	2020	3	98	2,450	

LAND DESCRIPTION

TOTAL OB/XF 12,901

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 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS