LOT 67
PLUMMER CREEK PHASE TWO B
PBK 8/170

WITT KEVIN A & LEAH M
78678 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0067-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

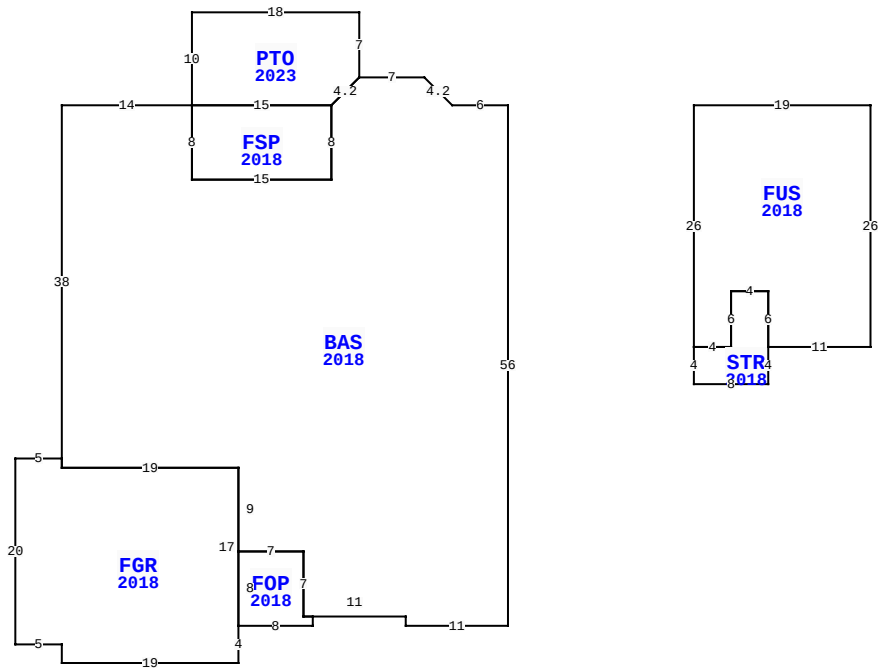
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2018	2,208	240,005
FGR	499	55	2018	274	29,783
FOP	57	30	2018	17	1,848
FSP	120	40	2018	48	5,218
FUS	470	100	2018	470	51,088
PTO	176	5	2023	9	979
STR	56	10	2018	6	652
TOTALS	3,586			3,032	329,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,032	112.0560	112.06	339,766	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2678 HX Base Yr 2021



78678 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		329,573
TOTAL MARKET OB/XF VALUE		7,725
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		392,298
SOH/AGL Deduction		69,038
ASSESSED VALUE		323,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,538
TOTAL JUST VALUE		392,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-10670	2ND BATH REMODEL-		08/18/2023
22014390	SCRN ENCLSR	6,044	09/21/2022
18000022	CO ISSUED	0	06/04/2018
18000022	NEW CONSTR	341,492	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1720	4/17/2020	WD	Q	I	01	346,000
GRANTOR: VANLUVANEE WILLIAM J						
GRANTEE: WITT KEVIN A & LEAH						
2203/0617	6/08/2018	WD	Q	I	01	315,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VANLUVANEE WILLIAM						

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	0810	CONCRETE A	0	100	0	0	754.00	SF	6.50	6.50	100	2018	2018	3	97	4,754	
2	0911	SCRN RM A	1	100	0	0	175.00	SF	17.50	17.50	100	2023	2023		97	2,971	

BUILDING DIMENSIONS

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BAS=[YR=2018;ORIG=0,0] W6 U3L3 W7 D3L3 S8 W15 N8 W14 S38 S1
E19 S9 E7 S7 E11 S1 E11 N56 $
FGR=[YR=2018;ORIG=-48,38] W5 S20 E5 S2 E19 N4 N17 W19 N1 $
FUS=[YR=2018;ORIG=20,0] E19 S26 W11 N6 W4 S6 W4 N26 $
FSP=[YR=2018;ORIG=-19,0] W15 S8 E15 N8 $
FOP=[YR=2018;ORIG=-29,56] E8 N1 W1 N7 W7 S8 $
STR=[YR=2018;ORIG=28,26] S4 W8 N4 E4 N6 E4 S6 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2023;ORIG=-34,0] N10 E18 S7 D3L3 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 7,725

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