LOT 68
PLUMMER CREEK PHASE TWO B
PBK 8/170

ZIEGLER-ALBERT KATHARYN L/ALBERT JEREMY
78686 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

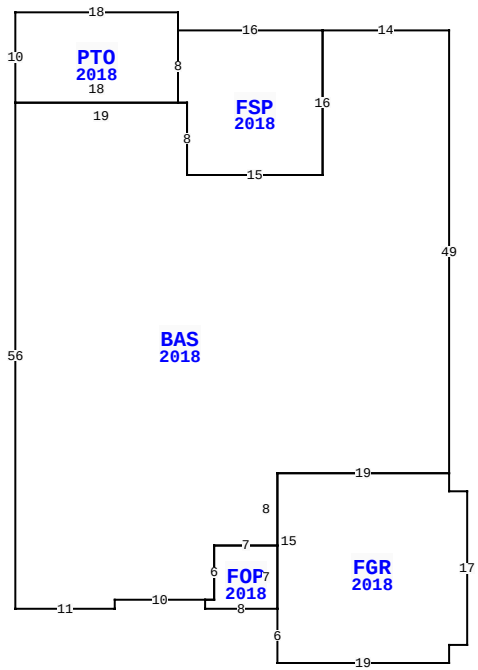
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,335	100	2018	2,335	275,608
FGR	433	55	2018	238	28,092
FOP	50	30	2018	15	1,771
FSP	248	40	2018	99	11,685
PTO	180	5	2018	9	1,063
TOTALS	3,246			2,696	318,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	121.0608	121.06	326,378	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2335 HX Base Yr 2019



78686 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		318,219
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		377,935
SOH/AGL Deduction		141,682
ASSESSED VALUE		236,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,531
TOTAL JUST VALUE		377,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000030	CO ISSUED	0	05/11/2018
18000030	NEW CONSTR	296,732	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1841	7/28/2020	QC	U	I	11	149,100
GRANTOR: ZIEGLER KATHARYN L						
GRANTEE: ZIEGLER-ALBERT KATH						
2197/0268	5/16/2018	WD	Q	I	01	313,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ZIEGLER KATHARYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] W16 PTO=[YR=2018] N2 W18 S10 E18 N8$ S8 E1 S8 E15 N16$ S16 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2018] S1 E8 FGR=[YR=2018] S6 E19 N2 E2 N17 W2 N2 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N49$.

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	748.00	SF	6.50	6.50	100	2018	2018	3	97	4,716	

LAND DESCRIPTION

TOTAL OB/XF 4,716

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