LOT 69
IN OR 2519/1501
PLUMMER CREEK PHASE TWO B

SKALESKI JEFFREY J
78694 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0069-0000

BUILDING CHARACTERISTICS

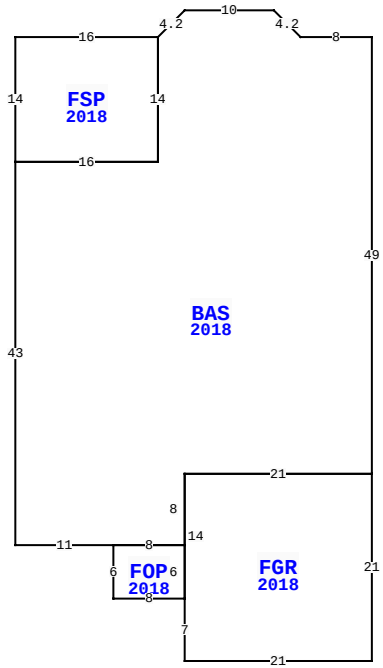
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,927	100	2018	1,927	229,638
FGR	441	55	2018	243	28,958
FOP	48	30	2018	14	1,668
FSP	224	40	2018	90	10,726
TOTALS	2,640			2,274	270,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	122.3481	122.35	278,224	2018	2018	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2022 Heated Area: 1927 HX Base Yr 2022



78694 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		270,990
TOTAL MARKET OB/XF VALUE		4,905
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,895
SOH/AGL Deduction		124,090
ASSESSED VALUE		206,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,083
TOTAL JUST VALUE		330,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007664	CO ISSUED	0	03/28/2018
17007664	NEW CONSTR	252,481	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2519/1501	12/05/2021	WD	Q	I	01	376,000
GRANTOR: TERRY ROGER II						
GRANTEE: SKALESKI JEFFREY J						
2232/1931	10/22/2018	WD	Q	I	02	268,000
GRANTOR: GROGAN CHAD E JR & AN						
GRANTEE: TERRY ROGER II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W8 U3 L3 W10 D3 L3 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 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	778.00	SF	6.50	6.50	100	2018	2018	3	97	4,905	

LAND DESCRIPTION

TOTAL OB/XF 4,905

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS