LOT 70
PLUMMER CREEK PHASE TWO B
PBK 8/170

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2025

12-2N-26-1603-0070-0000

BUILDING CHARACTERISTICS

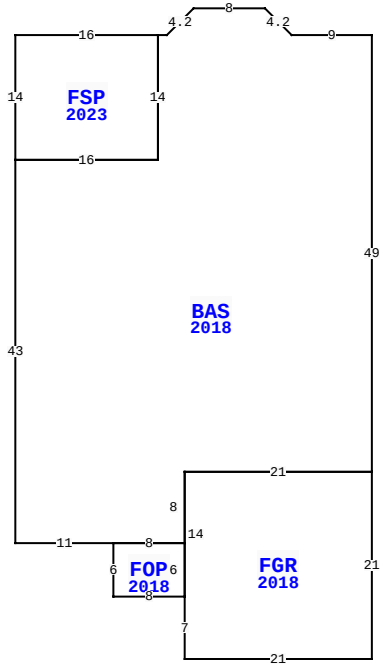
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,921	100	2018	1,921	225,694
FGR	441	55	2018	243	28,550
FOP	48	30	2018	14	1,645
FSP	224	40	2023	90	10,574
TOTALS	2,634			2,268	266,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	120.4959	120.50	273,294	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1921 HX Base Yr



78702 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	266,462
TOTAL MARKET OB/XF VALUE	11,080
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	332,542
SOH/AGL Deduction	0
ASSESSED VALUE	332,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,542
TOTAL JUST VALUE	332,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800713	CO ISSUED	0	06/29/2018
18000713	NEW CONSTR	252,274	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1432	7/07/2022	WD	Q	I	01	439,200
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: AMERICAN HOMES 4 RE						
2568/0407	5/31/2022	WD	U	I	37	413,300
GRANTOR: BUTLER MICHAEL J &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W9 U3L3 W8 D3L3 W1 S14 W16 S43 E11 E8 N8 E21 N49 $
FGR=[YR=2018;ORIG=-21,63] S7 E21 N21 W21 S14 $
FSP=[YR=2023;ORIG=-24,0] W16 S14 E16 N14 $
FOP=[YR=2018;ORIG=-29,57] S6 E8 N6 W8 $
.

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	0	0	0	761.00	SF	6.50	6.50	100	2018	2018	3	97	4,798	
2	0476	VF 6 SBPL	0	0	0	0	204.00	LF	32.00	32.00	100	2018	2018	3	92	6,006	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 11,080

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	0		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