LOT 72
PLUMMER CREEK PHASE TWO B
PBK 8/170

MOORE MARY KENDRICK
78718 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

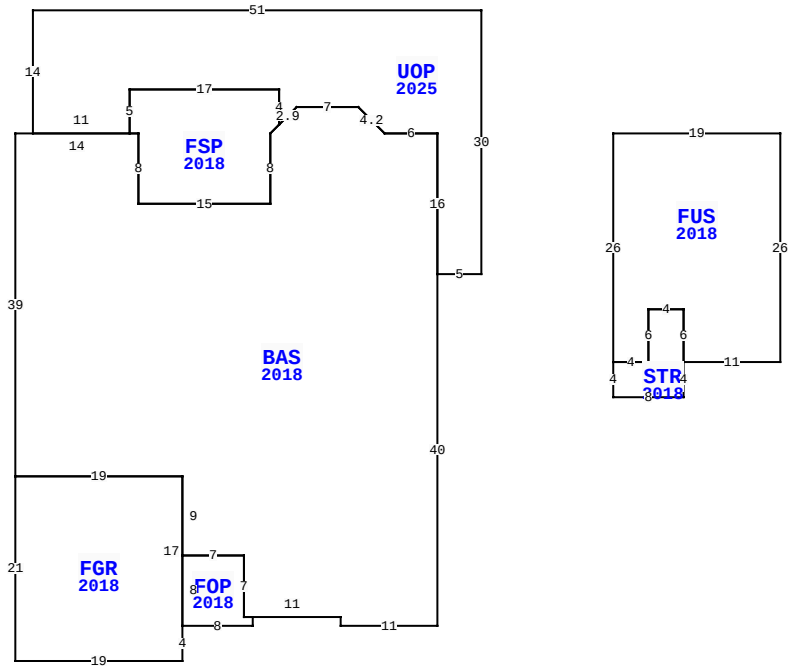
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	253,038
FGR	399	55	2018	219	25,098
FOP	57	30	2018	17	1,948
FSP	205	40	2018	82	9,397
FUS	470	100	2018	470	53,862
STR	56	10	2018	6	688
UOP	680	20	2025	136	15,586
TOTALS	4,075			3,138	359,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,138	117.6588	117.66	369,217	2018	2018	0	0	0	2.60	97.40

1 SINGLE FAM – 100% - 2023 Heated Area: 2678 HX Base Yr 2023



78718 GOLDFINCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,617
TOTAL MARKET OB/XF VALUE		12,756
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		427,373
SOH/AGL Deduction		7,773
ASSESSED VALUE		419,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,878
TOTAL JUST VALUE		427,373
NCON VALUE		30,107
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800954	CO ISSUED	0	06/29/2018
1800754	NEW CONSTR	339,371	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/26	1/16/2025	WD	Q	I	02	519,000
GRANTOR: COPELAND DONALD & TAT						
GRANTEE: MOORE MARY KENDRICK						
2500/1136	9/24/2021	WD	Q	I	01	415,000
GRANTOR: PULWERS MARKUS & TRAC						
GRANTEE: COPELAND DONALD & T						

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	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2025	2024	3	100	6,800	
2	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2025	2024		100	2,496	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0462	ST/AL FNC	0	100	0	0	58.00	SF	10.00	10.00	100	2025	2024		100	580	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
6	0855	CONC PAVER	0	100	76	3	228.00	SF	10.00	10.00	100	2025	2024		100	2,280	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W6 U3L3 W7 D2L2 D1L1 S8 W15 N8 W14 S39 E19 S9 E7 S7 E11 S1 E11 N40 N16 $
FUS=[YR=2018;ORIG=20,0] E19 S26 W11 N6 W4 S6 W4 N26 $
FGR=[YR=2018;ORIG=-48,39] S21 E19 N4 N17 W19 $
FSP=[YR=2018;ORIG=-18,-1] N4 W17 S5 E1 S8 E15 N8 U1R1 $
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 $
UOP=[YR=2025;ORIG=-46,0] E11 N5 E17 S4 U2R2 E7 D3R3 E6 S16 E5 N30 W51 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,756

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 02/18/2025 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS