LOT 73
IN OR 2210/1629
PLUMMER CREEK PHASE TWO B

KILLEBREW ODELL & IVETTE
78726 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0073-0000

BUILDING CHARACTERISTICS

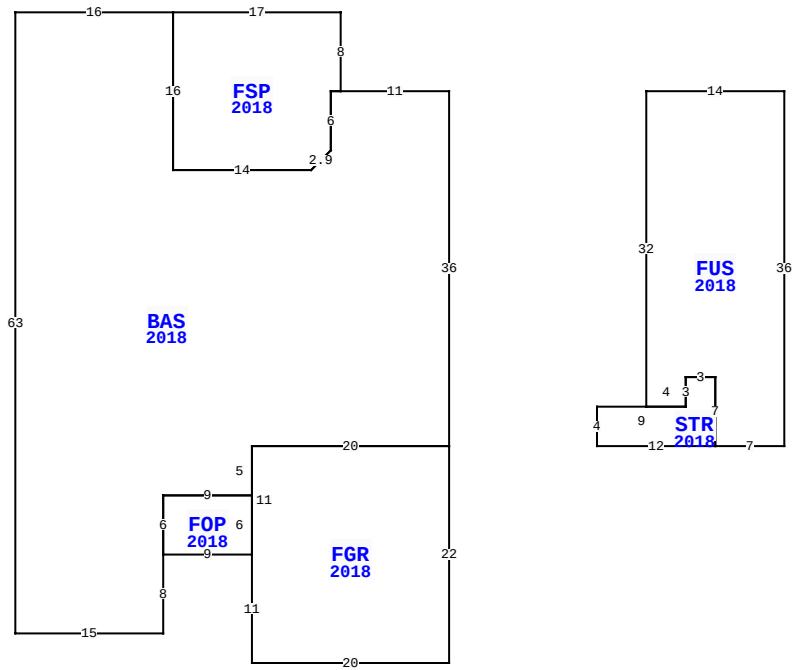
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,916	100	2018	1,916	226,869
FGR	440	55	2018	242	28,655
FOP	54	30	2018	16	1,894
FSP	262	40	2018	105	12,432
FUS	467	100	2018	467	55,297
STR	57	10	2018	6	710
TOTALS	3,196			2,752	325,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,752	122.0688	122.07	335,937	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2383 HX Base Yr 2021



78726 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		325,859
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,279
SOH/AGL Deduction		68,800
ASSESSED VALUE		316,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,757
TOTAL JUST VALUE		385,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000728	CO ISSUED	0	06/21/2018
18000728	NEW CONSTR	304,239	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1629	7/03/2018	WD	Q	I	02	264,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KILLEBREW ODELL & I						
2174/1911	1/25/2018	WD	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FSP=[YR=2018] N8 W17 S16 E14 U2 R2 N6 E1$W1 S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W9 S6$N6 E9 N5 E20 N36$ PTR=E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W12 N4 E9 N3 E3 S7$ N7 W3 S3 W4 N32$ W20$.

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	701.00	SF	6.50	6.50	100	2018	2018	3	97	4,420	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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