LOT 74
IN OR 2165/1602
PLUMMER CREEK PHASE TWO B

SIMONS BENJAMIN LEE & VACILIKI
78734 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0074-0000

BUILDING CHARACTERISTICS

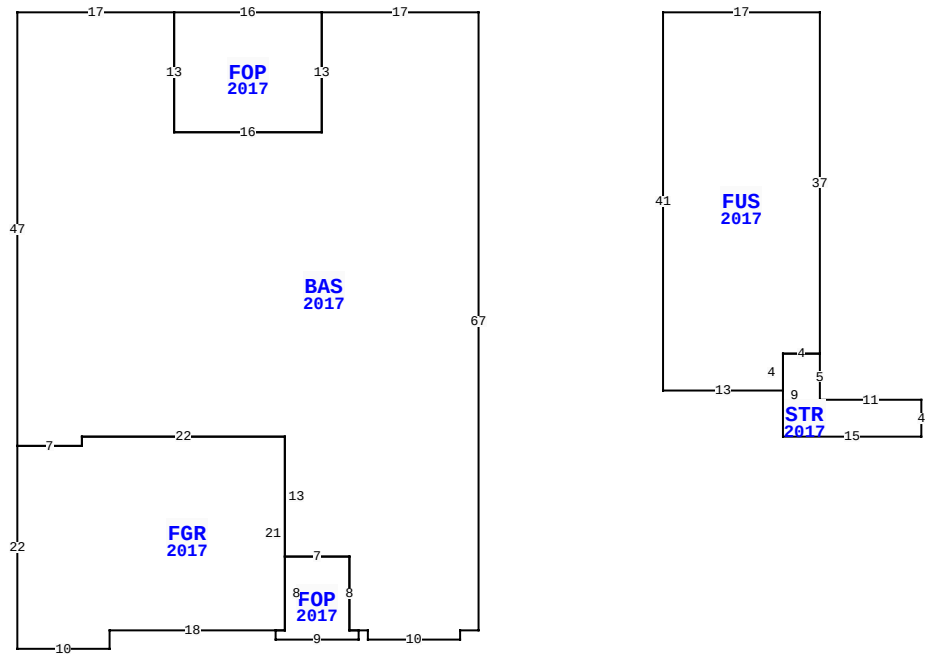
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,494	100	2017	2,494	266,892
FGR	622	55	2017	342	36,599
FOP	65	30	2017	20	2,141
FOP	208	30	2017	62	6,635
FUS	681	100	2017	681	72,876
STR	80	10	2017	8	856
TOTALS	4,150			3,607	385,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,607	110.3760	110.38	398,141	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2023 Heated Area: 3175 HX Base Yr



78734 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		385,998
TOTAL MARKET OB/XF VALUE		37,928
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		478,926
SOH/AGL Deduction		5,801
ASSESSED VALUE		473,125
TOTAL EXEMPTION VALUE	13	473,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		478,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013422	XFOB	10,250	10/01/2021
21001268	SWIM POOL	73,686	02/03/2021
17004567	CO ISSUED	0	12/18/2017
17004567	NEW CONSTR	395,638	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1602	12/15/2017	WD	Q	I	01	329,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SIMONS BENJAMIN LEE						
2134/1867	7/20/2017	WD	Q	V	05	292,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2017] E17 S37 STR=[YR=2017] S5 E11 S4 W15 N9 E4$ W4 S4W13 N41$ 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	895.00	SF	6.50	6.50	100	2017	2017	3	96	5,585	
2	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2021	2021	3	93	26,561	
3	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2021	2021	3	99	5,782	

LAND DESCRIPTION

TOTAL OB/XF 37,928

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS