LOT 76
IN OR 2149/1424
PLUMMER CREEK PHASE TWO B

DAY BRITTANY N & JEFFREY P
8179 HOLLYRIDGE RD
JACKSONVILLE, FL 32256

2025

12-2N-26-1603-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

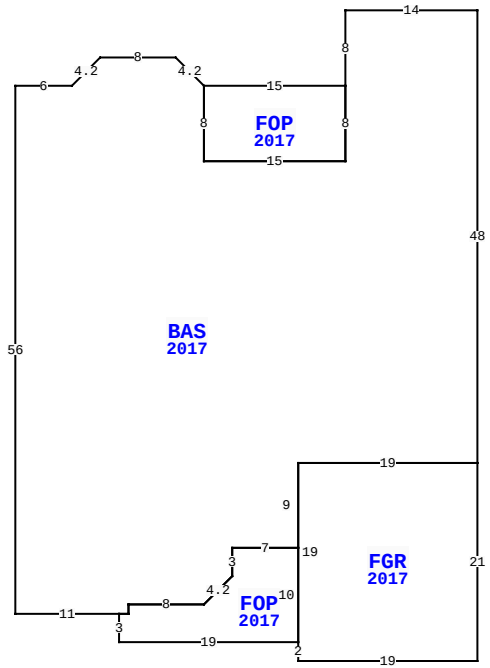
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,401	100	2017	2,401	283,918
FGR	399	55	2017	219	25,896
FOP	120	30	2017	36	4,257
FOP	122	30	2017	37	4,375
TOTALS	3,042			2,693	318,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	121.9680	121.97	328,465	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 0% - 2025 Heated Area: 2401 HX Base Yr



78750 GOLDFINCH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,447
TOTAL MARKET OB/XF VALUE	13,064
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	386,511
SOH/AGL Deduction	0
ASSESSED VALUE	386,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,511
TOTAL JUST VALUE	386,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007205	CO ISSUED	0	08/09/2017
17001897	NEW CONSTR	186,673	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1424	9/29/2017	WD	Q	I	01	284,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAY BRITTANY N & JE						
2115/0680	4/21/2017	WD	Q	V	05	247,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FOP=[YR=2017] W15 S8 E15 N8$ S8 W15 N8 U3 L3 W8 D3 L3 W6 S56 E11 FOP=[YR=2017] S3 E19 FGR=[YR=2017] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48$.

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	698.00	SF	6.50	6.50	100	2017	2017	3	96	4,356	
2	0462	ST/AL FNC	0	0	0	0	468.00	SF	10.00	10.00	100	2021	2021	3	93	4,352	
3	0855	CONC PAVER	0	0	0	0	440.00	SF	10.00	10.00	100	2021	2021	3	99	4,356	

LAND DESCRIPTION

TOTAL OB/XF 13,064

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 08/16/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS