

LOT 22
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BUNCH RYAN DAVID & HAYLEY ELISE
78558 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1604-0022-0000



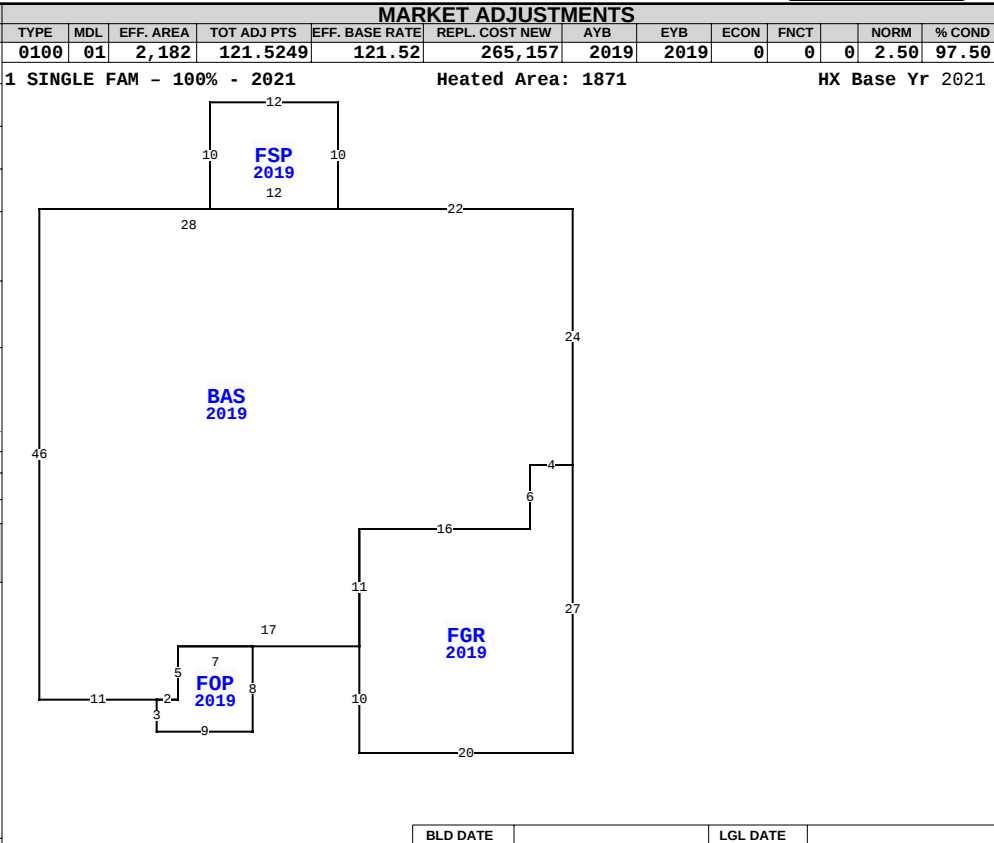
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2019	1,871	221,680
FGR	444	55	2019	244	28,910
FOP	62	30	2019	19	2,251
FSP	120	40	2019	48	5,687
TOTALS	2,497			2,182	258,528

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	732.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



78558 GOLDFINCH LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/04/2025	MLU

TOTAL OB/XF											
											8,586

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										258,528	
TOTAL MARKET OB/XF VALUE										8,586	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										327,114	
SOH/AGL Deduction										63,369	
ASSESSED VALUE										263,745	
TOTAL EXEMPTION VALUE										HX HB VX 55,722	
BASE TAXABLE VALUE										208,023	
TOTAL JUST VALUE										327,114	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										310,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004130	CO ISSUED	0	10/29/2019
19004130	NEW CONSTR	254,216	04/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2337/0939	1/31/2020	WD	Q	I	01	265,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BUNCH RYAN DAVID &							
2277/0539	5/24/2019	WD	Q	V	05	300,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W22 FSP=[YR=2019] N10 W12 S10 E12\$ W28 S 46 E11 FOP=[YR=2019] S3 E9 N8 W7S5 W2\$ E2 N5 E17 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.											