LOT 23
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TANIS TAMARA F
PSC 851 BOX 820
FPO, AE 09834

**2025**

**12-2N-26-1604-0023-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

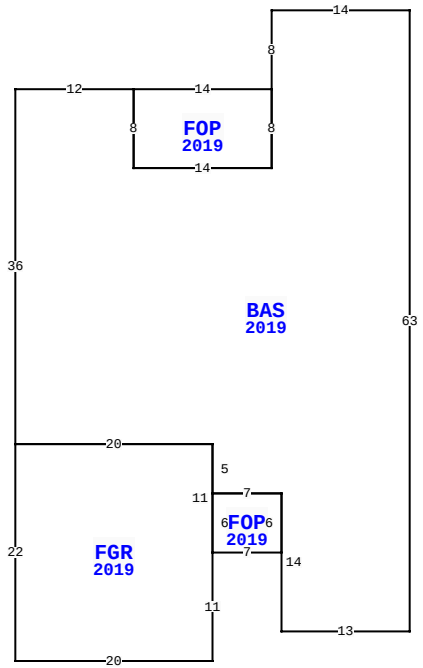
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 08 | DECORATIVE 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,722 | 100 | 2019 | 1,722 | 212,673 |
| FGR | 440 | 55 | 2019 | 242 | 29,888 |
| FOP | 42 | 30 | 2019 | 13 | 1,606 |
| FOP | 112 | 30 | 2019 | 34 | 4,199 |
| TOTALS | 2,316 | | | 2,011 | 248,365 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,011 | 126.6699 | 126.67 | 254,733 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1722 HX Base Yr 2020




78571 GOLDFINCH LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/04/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 248,365 |
| TOTAL MARKET OB/XF VALUE | | 21,114 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 329,479 |
| SOH/AGL Deduction | | 65,296 |
| ASSESSED VALUE | | 264,183 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 213,461 |
| TOTAL JUST VALUE | | 329,479 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,492 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010100 | CO ISSUED | 0 | 09/25/2019 |
| 19002192 | NEW CONSTR | 231,598 | 03/05/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2312/1468 | 9/30/2019 | WD | Q | I | 01 | 256,600 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: TANIS TAMARA F | | | | | | |
| 2270/1342 | 4/25/2019 | WD | Q | V | 05 | 300,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W14 S8 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 N8 W12 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$.

### 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 | 809.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 5,101 | |
| 2 | 0476 | VF 6 SBPL | 1 | 100 | 0 | 0 | 225.00 | LF | 32.00 | 32.00 | 100 | 2023 | 2022 | | 98 | 7,056 | |
| 3 | 0470 | VNYL GATE | 1 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2022 | | 98 | 294 | |
| 4 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 875.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2022 | | 99 | 8,663 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,114

| 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 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS