LOT 36
PLUMMER CREEK PHASE TWO B
PBK 8/170

PISHNEY DENNIS GEORGE L/E/RYAN MARIA L/E
78713 GOLDFINCH LN
YULEE, FL 32097

2026

12-2N-26-1603-0036-0000

BUILDING CHARACTERISTICS

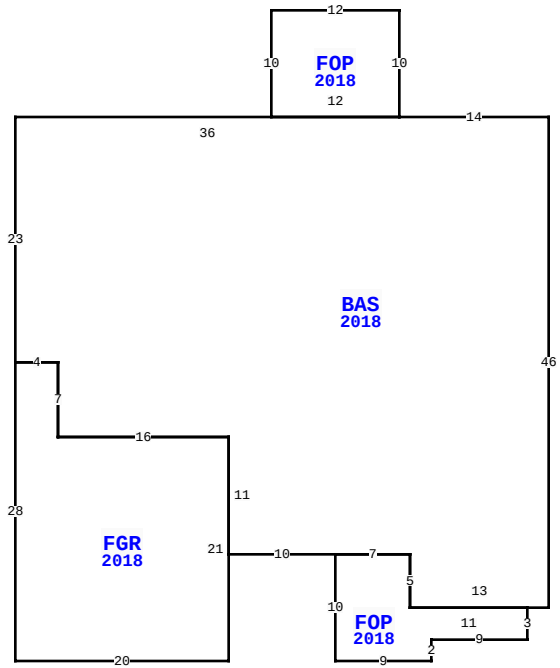
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,867	100	2018	1,867	241,876
FGR	448	55	2018	246	31,870
FOP	107	30	2018	32	4,146
FOP	120	30	2018	36	4,664
TOTALS	2,542			2,181	282,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	127.2040	133.56	291,294	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1867 HX Base Yr 2024



78713 GOLDFINCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,555
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,405
SOH/AGL Deduction		44,665
ASSESSED VALUE		307,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,329
TOTAL JUST VALUE		352,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008065	CO ISSUED	0	05/25/2018
17008065	NEW CONSTR	242,200	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/1771	3/05/2025	WD	U	I	11	100
GRANTOR: PISHNEY DENNIS GEORGE						
GRANTEE: PISHNEY DENNIS JUST						
2681/1225	11/27/2023	WD	Q	I	01	430,000
GRANTOR: JACOBS LEIGH ANNE & C						
GRANTEE: PISHNEY DENNIS GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N10 W12 S10 E12$ W36 S23
FGR=[YR=2018] S28 E20 N21 W16 N7 W4$ E4 S7 E16 S11 E10
FOP=[YR=2018] S10 E9 N2 E9 N3 W11 N5 W7$ E7 S5 E13 N46$.

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
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2018	03	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS