LOT 38
PLUMMER CREEK PHASE TWO B
PBK 8/170

VALENTINE DAVID & TINA
78697 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0038-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

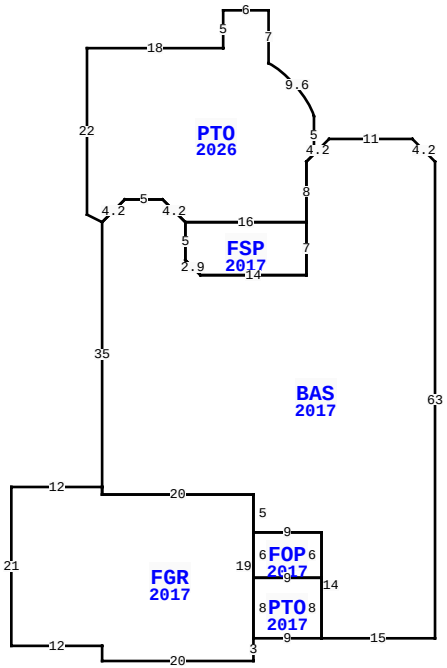
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2017	2,006	257,789
FGR	692	55	2017	381	48,962
FOP	54	30	2017	16	2,056
FSP	110	40	2017	44	5,654
PTO	72	5	2017	4	514
PTO	660	5	2026	33	4,241
TOTALS	3,594			2,484	319,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	126.8256	133.17	330,794	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2020 Heated Area: 2006 HX Base Yr 2020



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

78697 GOLDFINCH LN, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		384,216
SOH/AGL Deduction		156,438
ASSESSED VALUE		227,778
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		171,367
TOTAL JUST VALUE		384,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000648	CO ISSUED	0	07/24/2017
17000648	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0918	4/05/2019	WD	Q	I	01	282,000
GRANTOR: SHAW PATRICK & MILLIC						
GRANTEE: VALENTINE DAVID & T						
2138/0654	7/25/2017	WD	Q	I	01	256,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHAW PATRICK & STEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] U3L3 W11 D3L3 S8 S7 W14 U2L2 N5 U3L3 W5 D3L3 S35 S1 E20 S5 E9 S14 E15 N63 $
FGR=[YR=2017;ORIG=-44,43] W12 S21 E12 S2 E20 N3 N19 W20 N1 $
FSP=[YR=2017;ORIG=-17,8] W16 S5 D2R2 E14 N7 $
PTO=[YR=2017;ORIG=-24,63] E9 N8 W9 S8 $
FOP=[YR=2017;ORIG=-15,55] N6 W9 S6 E9 $
PTO=[YR=2026;ORIG=-46,7] N22 E18 N5 E6 S7 D7R6G50 S5 D1L1 S8 W16 U3L3 W5 D3L3 U1L2 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS