

ROWLAND KIEL & ALICIA
78651 GOLDFINCH LN
YULEE, FL 32097

12-2N-26-1603-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03ABOVE AVG 100
Roof Structur08GABLE/HIP 100

Roof Cover09CLAY TILE 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo13CARPET 50

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5014.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS1,92110020181,921255,170

FGR65155201835847,554

FOP48302018141,859

FOP224302018678,900

FUS408100201840854,196

POT35552026182,391

STR721020187930

TOTALS3,6792,793370,999

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20504FP-ELECTRI0100001.00UT2,000.002,000.00100201820183971,940

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECL FRZYR CONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. RATEBASE REPL. COST NEWAYBEYB ECONFNCTNORM% COND

0100012,793130.4160136.94382,47320182018003.0097.00

SINGLE FAM 100% - 2019 Heated Area: 2329 HX Base Yr 2019

PTO 2026

FOP 2018

FUS 2018

STR 2018

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE370,999

TOTAL MARKET OB/XF VALUE1,940

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE437,939

SOH/AGL Deduction180,591

ASSESSED VALUE257,348

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE205,937

TOTAL JUST VALUE437,939

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE401,547

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN SALE PRICE

2190/01464/12/2018WDQI02311,400

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:ROWLAND KIEL & ALIC

2155/075910/26/2017WDQV05187,000

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-16,0] U3L3 W8 D3L3 W10 S46 S3 E21 S8 E19 N43 W16 N14 \$
FGR=[YR=2018;ORIG=-40,46] W10 S21 E10 S3 E21 N7 N14 W21 N3 \$
FUS=[YR=2018;ORIG=20,0] E14 S4 E8 S16 W22 N20 \$
FOP=[YR=2018;ORIG=0,0] W16 S14 E16 N14 \$
STR=[YR=2018;ORIG=34,0] E12 S10 W4 N6 W8 N4 \$
FOP=[YR=2018;ORIG=-19,63] E8 N6 W8 S6 \$
PTR=[ORIG=0,0] E20 W20 \$
PTO=[YR=2026;ORIG=-40,0] N5 E10 E14G90 N10 E16 S15 W16 U3L3 W8 D3L3 W10 \$
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