LOT 44
PLUMMER CREEK PHASE TWO B
PBK 8/170

CRUMBLEY CASIE
78643 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0044-0000

BUILDING CHARACTERISTICS

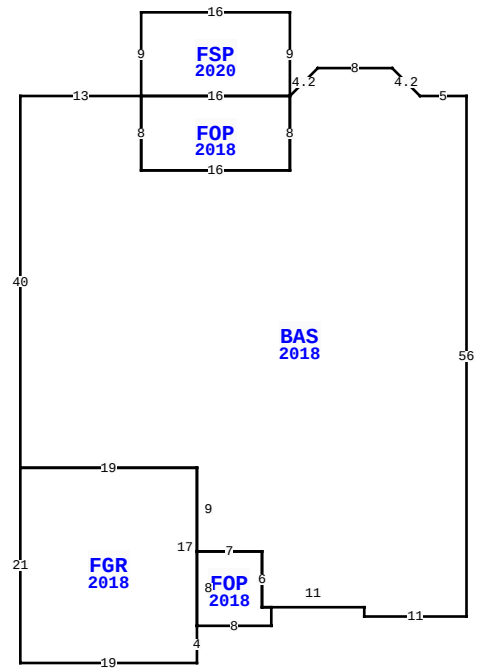
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,229	100	2018	2,229	274,504
FGR	399	55	2018	219	26,970
FOP	58	30	2018	17	2,093
FOP	128	30	2018	38	4,679
FSP	144	40	2020	58	7,143
TOTALS	2,958			2,561	315,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	120.9120	126.96	325,145	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2229 HX Base Yr 2023



78643 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,391
TOTAL MARKET OB/XF VALUE		50,113
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,504
SOH/AGL Deduction		21,033
ASSESSED VALUE		409,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,060
TOTAL JUST VALUE		430,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010535	SWIM POOL	60,000	10/30/2020
19004636	XFOB	28,410	06/01/2019
17007255	CO ISSUED	0	03/16/2018
17007255	NEW CONSTR	282,405	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0511	3/01/2022	WD	Q	I	01	523,700
GRANTOR: RIOS-TORRES MIGUEL						
GRANTEE: CRUMBLEY CASIE						
2185/1974	3/23/2018	WD	Q	I	01	261,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RIOS TORRES MIGUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 U3 L3 W8 D3 L3 FSP=[YR=2020] N9 W16 S9
FOP=[YR=2018] S8 E16 N8 W16$E16$ S8W16 N8 W13 S40
FGR=[YR=2018] S21 E19N4 FOP=[YR=2018] E8 N2 W1 N6 W7 S8$
N17W19$ E19 S9 E7 S6 E11 S1 E11 N56$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	60.00	SF	18.00	18.00	100	2020	2020	3	82	886	
6	0911	SCRN RM A	0	100	0	0	117.00	SF	18.00	18.00	100	2020	2020	3	82	1,727	
7	0600	SUMMER KIT	1	100	0	0	0.00	UT	5,000.00	5,000.00	100	2023	2021	03	86	0	
8	0525	GAZEBO	1	100	0	0	0.00	UT	5,000.00	5,000.00	100	2023	2022	03	93	0	

LAND DESCRIPTION

TOTAL OB/XF 50,113

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 12/11/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS