LOT 46
IN OR 2149/1388
PLUMMER CREEK PHASE TWO B

ROBERTS ZOYA & STEPHEN
78627 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0046-0000

BUILDING CHARACTERISTICS

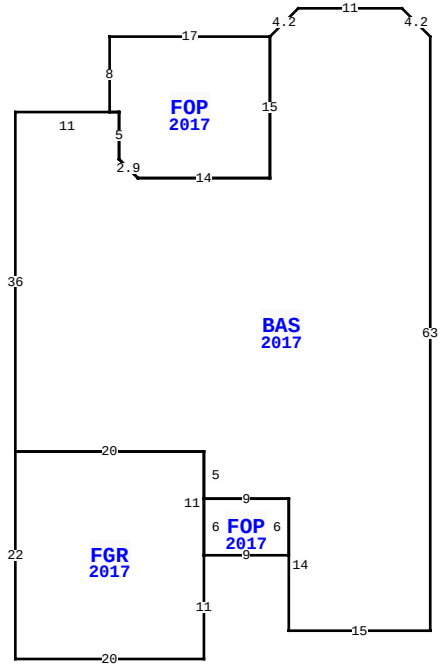
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,982	100	2017	1,982	259,658
FGR	440	55	2017	242	31,704
FOP	54	30	2017	16	2,096
FOP	246	30	2017	74	9,694
TOTALS	2,722			2,314	303,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	129.3600	135.83	314,311	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 100% - 2018 Heated Area: 1982 HX Base Yr 2018



78627 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		303,153
TOTAL MARKET OB/XF VALUE		61,507
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		429,660
SOH/AGL Deduction		139,551
ASSESSED VALUE		290,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,698
TOTAL JUST VALUE		429,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002925	XFOB	10,000	04/03/2020
2002428	SWIM POOL	30,000	03/18/2020
17003256	CO ISSUED	0	09/26/2017
1703256	NEW CONSTR	248,625	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1388	9/29/2017	WD	Q	I	01	272,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBERTS ZOYA & STEP						
2115/0680	4/21/2017	WD	Q	V	05	247,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W17 S8 E1 S5 D2 R2 E14 N15$ S15 W14 U2 L2 N5 W11 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 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
5	0911	SCRN RM A	0	100	0	0	949.00	SF	18.00	18.00	100	2020	2020	3	82	14,007	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 61,507

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