LOT 51
PLUMMER CREEK PHASE TWO B
PBK 8/170

ALLEN MARK ROBERT & KYONG HUI
78587 GOLDFINCH LN
YULEE, FL 32097

2026

12-2N-26-1603-0051-0000

BUILDING CHARACTERISTICS

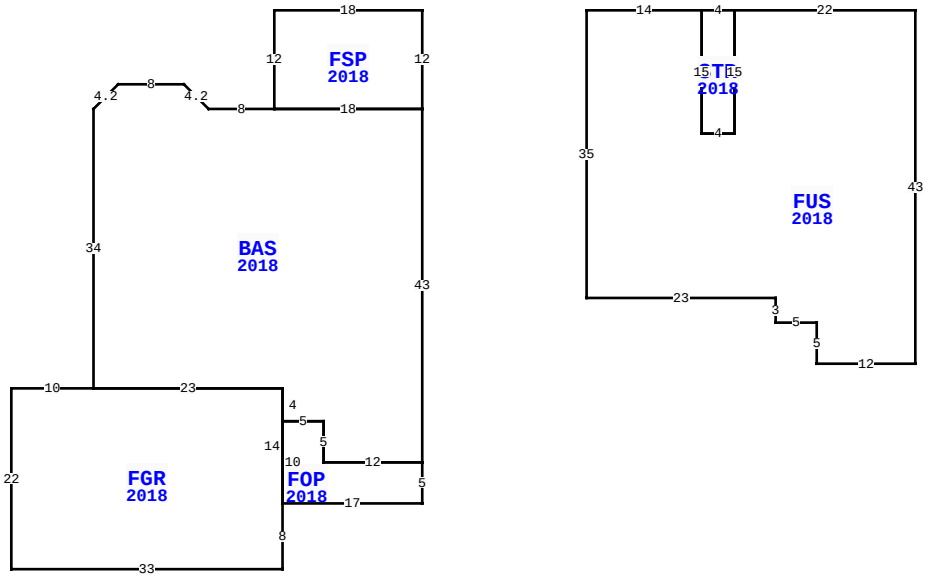
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,521	100	2018	1,521	178,583
FGR	726	55	2018	399	46,847
FOP	110	30	2018	33	3,874
FSP	216	40	2018	86	10,098
FUS	1,451	100	2018	1,451	170,364
STR	60	10	2018	6	704
TOTALS	4,084			3,496	410,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,496	115.8740	121.67	425,358	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2023 Heated Area: 2972 HX Base Yr 2023



78587 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		410,470
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		475,470
SOH/AGL Deduction		36,671
ASSESSED VALUE		438,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,388
TOTAL JUST VALUE		475,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000435	CO ISSUED	0	06/20/2018
18000435	NEW CONSTR	385,642	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0362	5/27/2022	WD	Q	I	01	525,000
GRANTOR: THOMPSON ELIZABETH M						
GRANTEE: ALLEN MARK ROBERT &						
2206/1232	6/26/2018	WD	Q	I	02	310,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMPSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W18 S12 BAS=[YR=2018] W8 U3 L3 W8 D3 L3 S34
FGR=[YR=2018] W10 S22 E33 N8 FOP=[YR=2018] E17 N5 W12 N5 W5
S10$ N14 W23$ E23 S4 E5 S5 E12 N43 W18$ E18 N12$ PTR= E20
FUS=[YR=2018] E14 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E22
S43 W12 N5 W5 N3 W23 N35$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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