LOT 52
PLUMMER CREEK PHASE TWO B
PBK 8/170

COTROMANO JOSEPH DANIEL & RENEE
79933 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1603-0052-0000

BUILDING CHARACTERISTICS

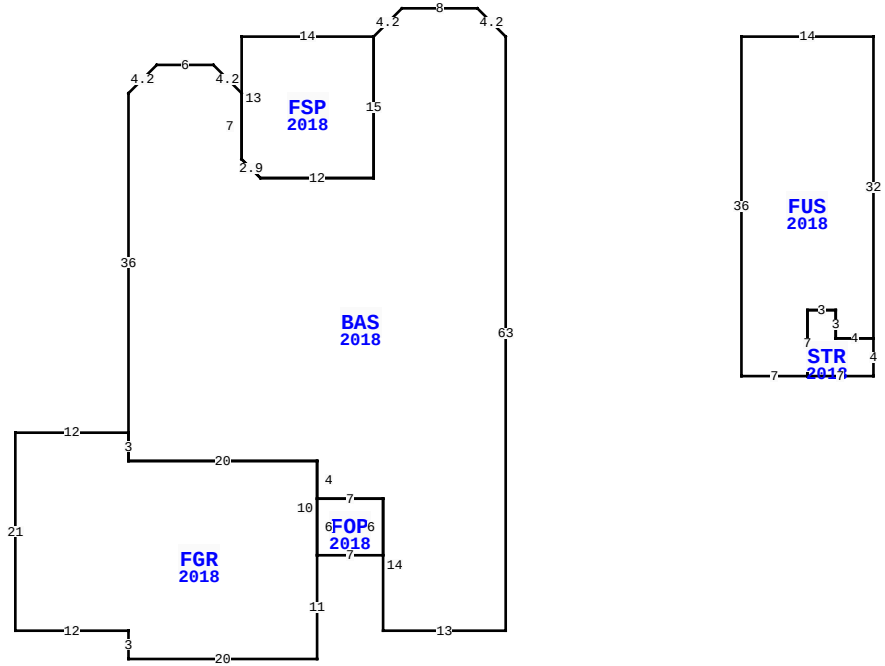
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,842	100	2018	1,842	233,460
FGR	672	55	2018	370	46,895
FOP	42	30	2018	13	1,647
FSP	208	40	2018	83	10,520
FUS	467	100	2018	467	59,189
STR	37	10	2018	4	507
TOTALS	3,268			2,779	352,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,779	124.5024	130.73	363,299	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 100% - 2019 Heated Area: 2309 HX Base Yr 2019



78579 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		352,218
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		417,218
SOH/AGL Deduction		143,704
ASSESSED VALUE		273,514
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		217,103
TOTAL JUST VALUE		417,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008263	CO ISSUED	0	05/29/2018
17008263	NEW CONSTR	299,143	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2876/145	6/08/2026	WD	Q	I	01	380,000
GRANTOR: HETH WILLIAM THOMAS &						
GRANTEE: COTROMANO JOSEPH DA						
2215/0734	7/30/2018	WD	Q	I	01	304,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HETH WILLIAM THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W8 D3 L3 FSP=[YR=2018] W14 S13 D2 R2 E12 N15 $ S15 W12 U2 L2 N7 U3 L3 W6 D3 L3 S36 FGR=[YR=2018] W12 S21 E12 S3 E20 N11 FOP=[YR=2018] E7 N6 W7 S6 $ N10 W20 N3$ S3 E20 S4 E7 S14 E13 N63$ PTR=E25 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W25$.

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