LOT 58
PLUMMER CREEK PHASE TWO B
PBK 8/170

TERRELL NATHANIEL JACOB
78606 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0058-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 50
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

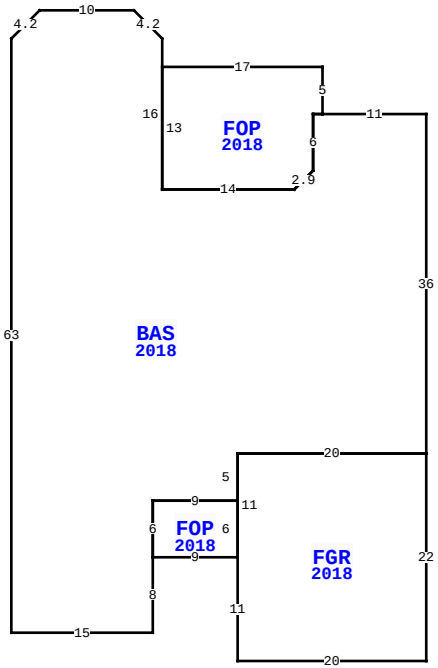
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	2018	1,955	245,767
FGR	440	55	2018	242	30,422
FOP	54	30	2018	16	2,012
FOP	211	30	2018	63	7,920
TOTALS	2,660			2,276	286,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	123.4310	129.60	294,970	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 1955 HX Base Yr



78606 GOLDFINCH LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	286,121
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	351,121
SOH/AGL Deduction	0
ASSESSED VALUE	351,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,121
TOTAL JUST VALUE	351,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800441	CO ISSUED	0	06/15/2018
18000441	NEW CONSTR	276,363	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1091	4/05/2023	WD	Q	I	01	375,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: TERRELL NATHANIEL J						
2554/0391	4/05/2022	WD	U	I	37	425,400
GRANTOR: JOHNSON DAVID & BARBA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N5 W17 S13 E14 U2 R2 N6 E1$ W1 S6 D2 L2 W14 N16 U3 L3 W10 D3 L3 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	0	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS