LOT 61
IN OR 2203/1845
PLUMMER CREEK PHASE TWO B

HAWK MICHAEL MIQUELL & MARIA TERESA
UNIT 7900 BOX 426
DPO, AE 09213

2026

12-2N-26-1603-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

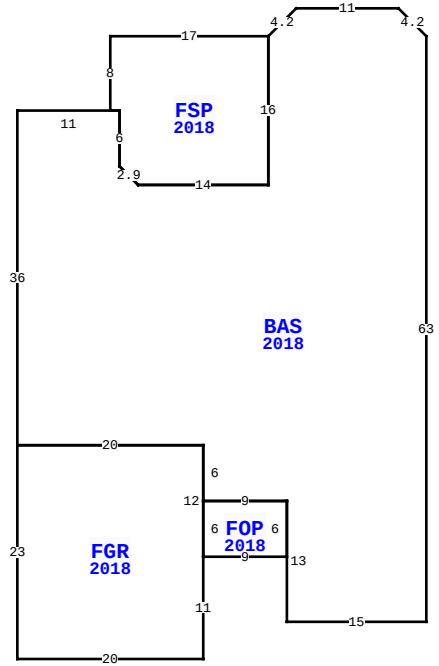
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,975	100	2018	1,975	253,282
FGR	460	55	2018	253	32,446
FOP	54	30	2018	16	2,052
FSP	262	40	2018	105	13,466
TOTALS	2,751			2,349	301,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	125.9104	132.21	310,561	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1975 HX Base Yr



78630 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	301,244
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	366,244
SOH/AGL Deduction	0
ASSESSED VALUE	366,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,244
TOTAL JUST VALUE	366,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000456	CO ISSUED	0	06/07/2018
18000456	NEW CONSTR	254,413	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1845	6/12/2018	WD	Q	I	01	269,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWK MICHAEL MIQUEL						
2169/0104	1/02/2018	WD	Q	V	05	280,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] U3L3 W11 D3L3 S16 W14 U2L2 N6 W11 S36 E20 S6 E9 S13 E15 N63 $
FGR=[YR=2018;ORIG=-44,44] S23 E20 N11 N12 W20 $
FSP=[YR=2018;ORIG=-17,0] W17 S8 E1 S6 D2R2 E14 N16 $
FOP=[YR=2018;ORIG=-24,56] E9 N6 W9 S6 $
.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS