LOT 62
IN OR 2209/1084
PLUMMER CREEK PHASE TWO B

HESTER JACK & LINDA
78638 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0062-0000

BUILDING CHARACTERISTICS

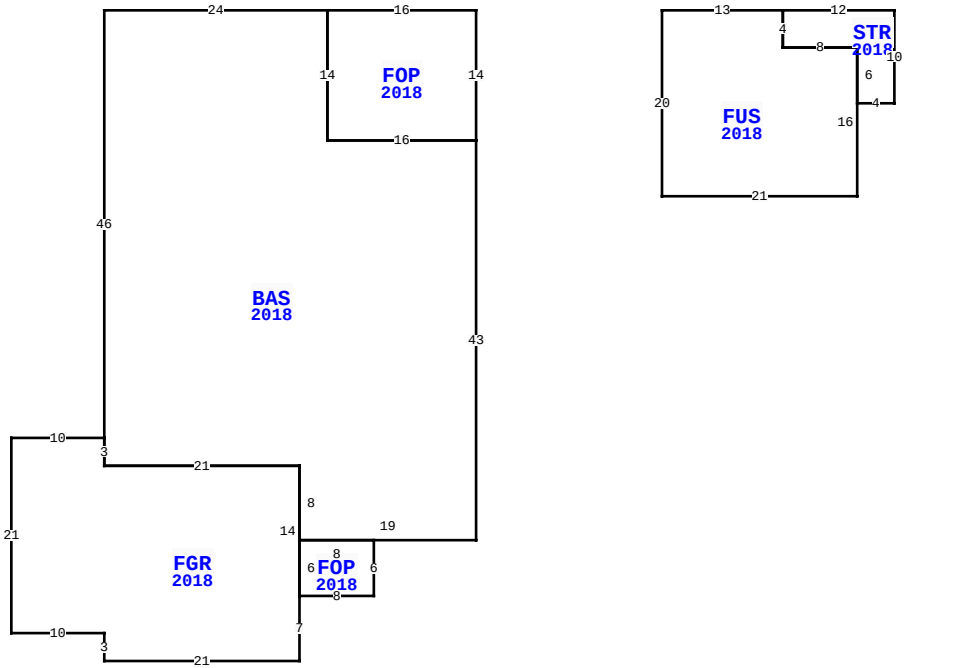
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,888	100	2018	1,888	252,117
FGR	651	55	2018	358	47,806
FOP	48	30	2018	14	1,869
FOP	224	30	2018	67	8,947
FUS	388	100	2018	388	51,812
STR	72	10	2018	7	935
TOTALS	3,271			2,722	363,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	131.7888	138.38	376,670	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2276 HX Base Yr 2019



78638 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		363,487
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		428,487
SOH/AGL Deduction		132,935
ASSESSED VALUE		295,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,141
TOTAL JUST VALUE		428,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000033	CO ISSUED	0	06/07/2018
18000033	NEW CONSTR	305,332	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/1084	6/29/2018	WD	Q	I	02	300,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HESTER JACK & LINDA						
2165/1659	12/11/2017	WD	Q	V	05	502,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S46 FGR=[YR=2018] W10 S21 E10 S3 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N14 W21 N3$ S3 E21 S8 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2018] E13 STR=[YR=2018] E12 S10 W4 N6 W8 N4$ S4 E8 S16 W21 N20$ W20$.

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