

LOT 75
PLUMMER CREEK PHASE TWO B
PBK 8/170

GYAMFI KOFI ADU/THOMPSON CASSANDRA DEE
78742 GOLDFINCH LN
YULEE, FL 32097

2026

12-2N-26-1603-0075-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
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	1,497	100	2018	1,497	181,308
FGR	704	55	2018	387	46,871
FOP	115	30	2018	34	4,118
FSP	170	40	2018	68	8,235
FUS	1,437	100	2018	1,437	174,041
STR	60	10	2018	6	727
TOTALS	3,983			3,429	415,301

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,429	118.9100	124.86	428,145	2018	2018	0	0	3.00	97.00
1 SINGLE FAM 100% - 2022 Heated Area: 2934 HX Base Yr 2022											
78742 GOLDFINCH LN, YULEE											
BLD DATE			LGL DATE			05/01/2026 MLU					
XF DATE			LAND DATE								
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										415,301		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										480,301		
SOH/AGL Deduction										96,360		
ASSESSED VALUE										383,941		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										332,530		
TOTAL JUST VALUE										480,301		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										440,339		