LOT 76
IN OR 2149/1424
PLUMMER CREEK PHASE TWO B

DAY BRITTANY N & JEFFREY P
8179 HOLLYRIDGE RD
JACKSONVILLE, FL 32256

2026

12-2N-26-1603-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

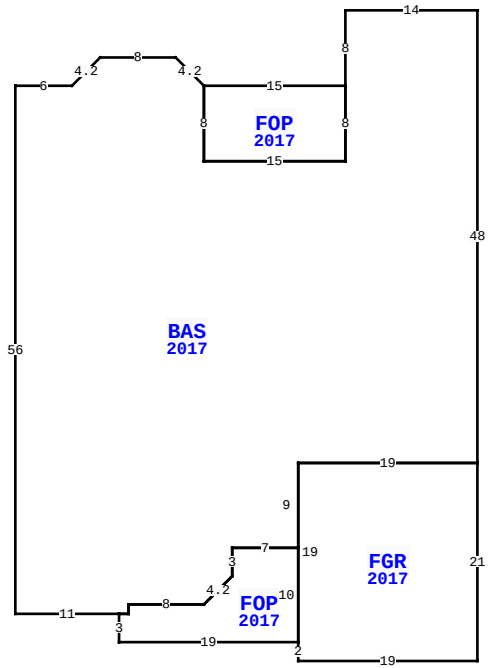
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,401	100	2017	2,401	310,683
FGR	399	55	2017	219	28,338
FOP	120	30	2017	36	4,659
FOP	122	30	2017	37	4,788
TOTALS	3,042			2,693	348,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	127.7760	134.16	361,293	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 0% - 2025 Heated Area: 2401 HX Base Yr



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

78750 GOLDFINCH LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	348,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	413,467
SOH/AGL Deduction	0
ASSESSED VALUE	413,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,467
TOTAL JUST VALUE	413,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007205	CO ISSUED	0	08/09/2017
17001897	NEW CONSTR	186,673	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1424	9/29/2017	WD	Q	I	01	284,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAY BRITTANY N & JE						
2115/0680	4/21/2017	WD	Q	V	05	247,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FOP=[YR=2017] W15 S8 E15 N8$ S8 W15 N8 U3 L3 W8 D3 L3 W6 S56 E11 FOP=[YR=2017] S3 E19 FGR=[YR=2017] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48$.

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