LOT 51
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KORKA WILLIAM JOHN & ALLISON QUERY
85506 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0051-0000

BUILDING CHARACTERISTICS

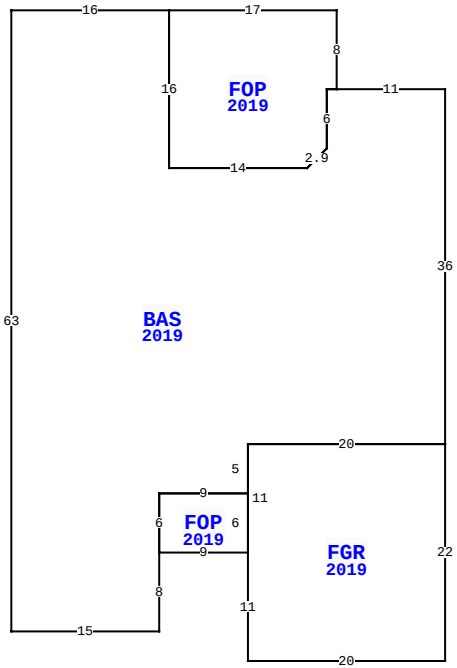
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	206,281
FGR	440	55	242	26,055
FOP	54	30	16	1,723
FOP	262	30	79	8,505
TOTALS	2,672		2,253	242,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	120.4959	108.75	245,014	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 0 Heated Area: 1916 HX Base Yr



85506 RED KNOT WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,564
TOTAL MARKET OB/XF VALUE		10,072
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,636
SOH/AGL Deduction		52,139
ASSESSED VALUE		255,497
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		200,497
TOTAL JUST VALUE		307,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008762	CO ISSUED	0	08/15/2019
19001041	NEW CONSTR	258,753	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1763	3/22/2023	WD	Q	I	01	400,000
GRANTOR: SACOFF DEREK L						
GRANTEE: KORKA WILLIAM JOHN						
2302/1651	8/29/2019	WD	Q	I	01	289,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SACOFF DEREK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1$ W1 S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] 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
1	0810	CONCRETE A	0	100	0	0	747.00	SF	6.50	6.50	100	2019	2019	3	99	4,807	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2019	2019	3	96	4,977	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 10,072

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS