

LOT 52
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WINTERRINGER TIMOTHY & AMANDA
85512 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0052-0000



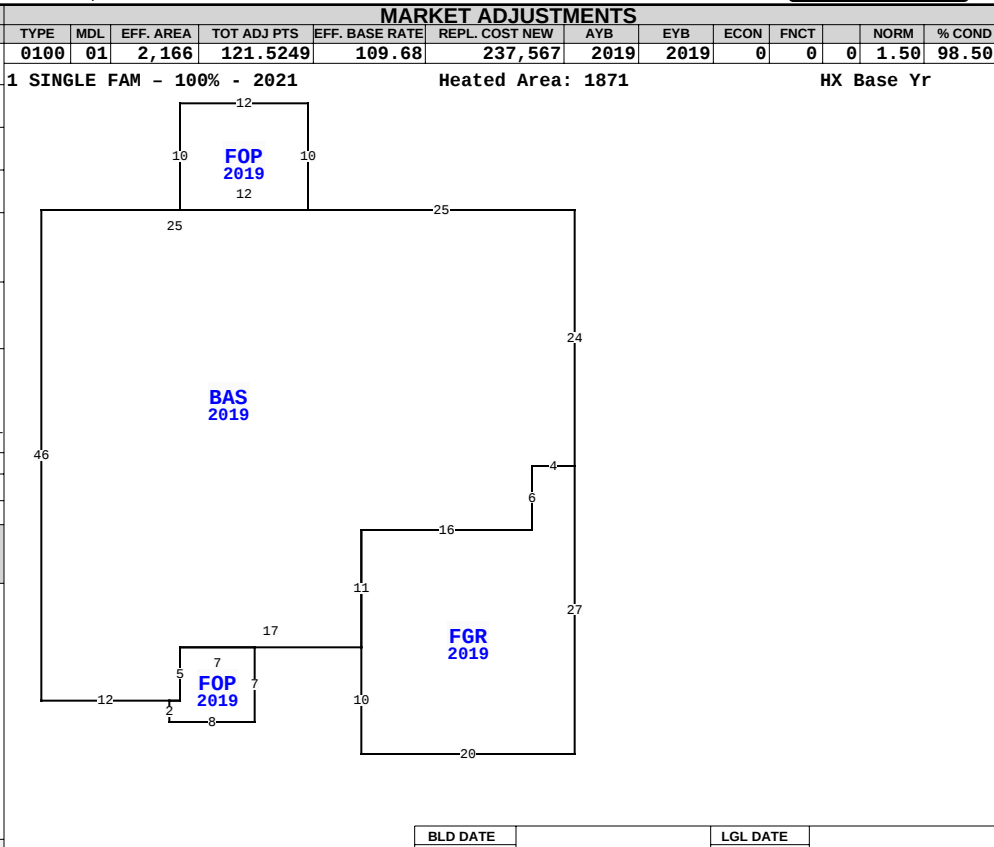
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,871	100	1,871	202,133
FGR	444	55	244	26,361
FOP	51	30	15	1,620
FOP	120	30	36	3,889
TOTALS	2,486		2,166	234,003

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	719.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100			0.00	0.00	



85512 RED KNOT WAY, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
4,627									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,003	
TOTAL MARKET OB/XF VALUE		4,627	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		293,630	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,630	
TOTAL EXEMPTION VALUE		13	293,630
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		293,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002195	CO ISSUED	0	06/19/2019
19002195	NEW CONSTR	0	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2290/1693	7/02/2019	WD	Q	I	01	257,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:WINTERRINGER TIMOTH							
2258/1643	2/28/2019	WD	Q	V	05	472,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W25 FOP=[YR=2019] N10 W12 S10 E12\$ W25S46 E12 FOP=[YR=2019] S2 E8 N7 W7 S5 W1\$ E1 N5 E17 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									