

LOT 54
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WILKEY KENNETH L & BETH A
85524 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0054-0000



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

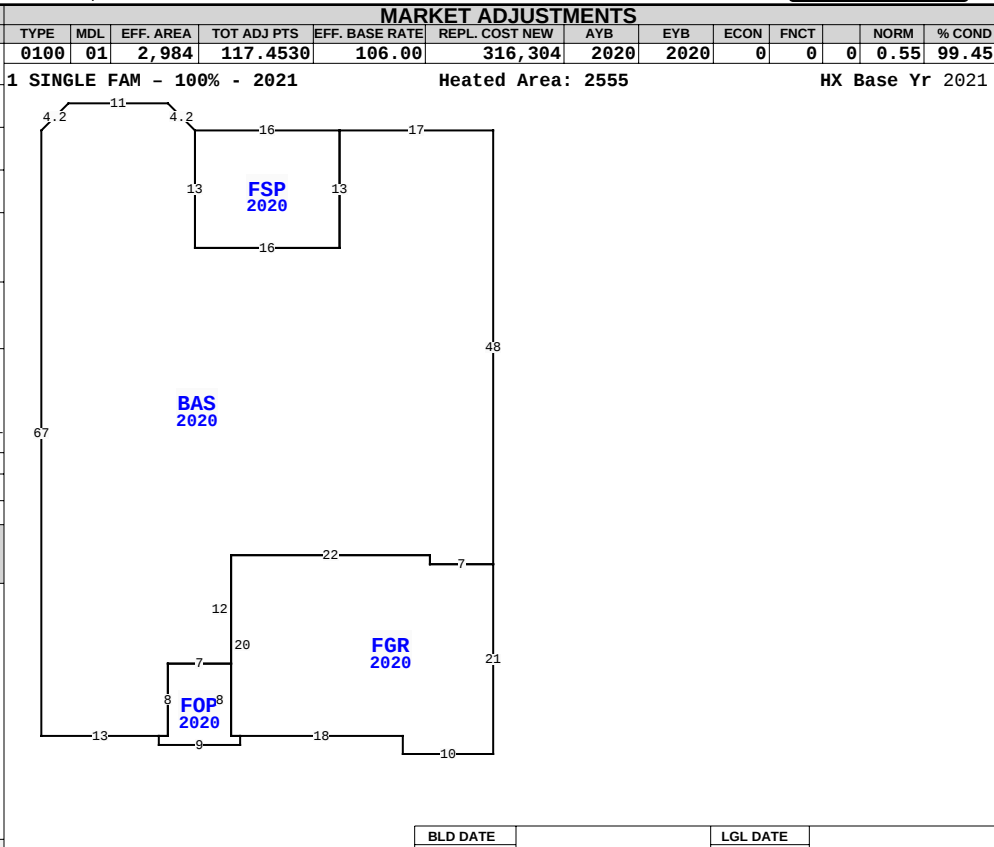
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	269,340
FGR	593	55	326	34,366
FOP	65	30	20	2,108
FSP	208	40	83	8,750
TOTALS	3,421		2,984	314,564

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	905.00	SF	6.50	6.50	100	2020	2020	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 11/20/2020 BY KB



85524 RED KNOT WAY, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
5,824														

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					314,564				
TOTAL MARKET OB/XF VALUE					5,824				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					375,388				
SOH/AGL Deduction					72,888				
ASSESSED VALUE					302,500				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					252,500				
TOTAL JUST VALUE					375,388				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					315,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000369	CO ISSUED	0	01/14/2020
19009124	NEW CONSTR	346,349	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2372/0716	6/25/2020	WD	Q	I	02	335,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:WILKEY KENNETH L &							
2300/0291	8/23/2019	WD	U	V	30	280,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48\$.									