LOT 56
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SHARP CICERO JR
85536 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

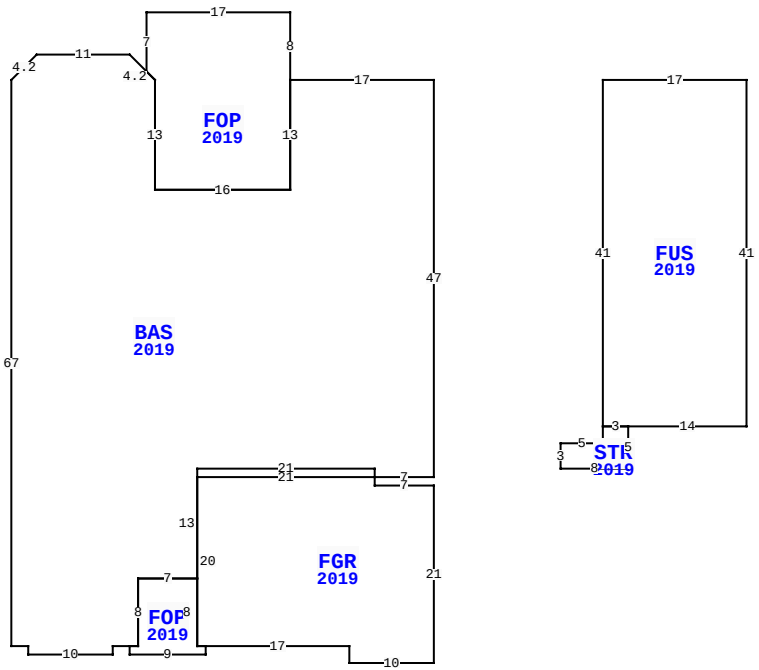
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,557	100	2,557	252,393
FGR	573	55	315	31,093
FOP	65	30	20	1,974
FOP	344	30	103	10,167
FUS	697	100	697	68,798
STR	30	10	3	296
TOTALS	4,266		3,695	364,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,695	111.0375	100.21	370,276	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3254 HX Base Yr 2020



85536 RED KNOT WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,722
TOTAL MARKET OB/XF VALUE		10,178
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		429,900
SOH/AGL Deduction		80,327
ASSESSED VALUE		349,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,573
TOTAL JUST VALUE		429,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001776	CO ISSUED	0	02/22/2019
18007258	NEW CONSTR	432,144	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1986	6/01/2023	WD	Q	I	01	549,000
GRANTOR: PHAM THUY NGOC &						
GRANTEE: SHARP CICERO JR						
2258/0472	2/27/2019	WD	Q	I	01	375,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHAM THUY N & PHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N8 W17 S7 D1 R1 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E2 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E17 S2 E10 N21 W7 N1 W21 S20 E1$ W1 N8 W7 S8W1$ E1 N8 E7 N13 E21 S1 E7 N47$ PTR= E20 FUS=[YR=2019] E17 S41 W14 STR=[YR=2019] S5 W8 N3 E5 N2 E3$ W3 N41$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,082.00	SF	5.20	5.20	100	2019	2019	3	99	5,570	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	96	4,608	

LAND DESCRIPTION

TOTAL OB/XF 10,178

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 03/21/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS