

LOT 57
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

REDFERN JAMES REGINALD JR & TERRI LYNN
85542 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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		

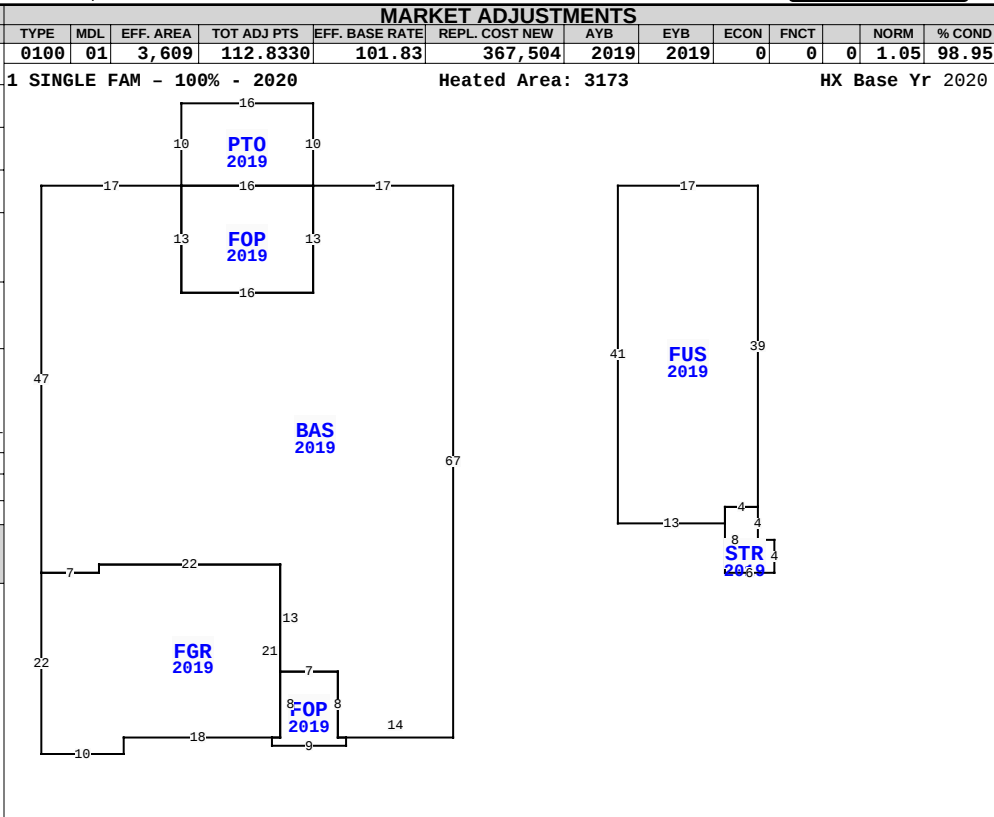
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	250,290
FGR	622	55	342	34,460
FOP	65	30	20	2,016
FOP	208	30	62	6,247
FUS	689	100	689	69,424
PTO	160	5	8	806
STR	40	10	4	403

TOTALS	4,268		3,609	363,645
--------	-------	--	-------	---------

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	984.00	SF	6.50	
2	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 10/04/2019 BY KB



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2019	2019	3	99	6,332	
100	2019	2019	3	96	2,028	
100	2019	2019	3	96	288	

TOTAL OB/XF									
8,648									

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		363,645	
TOTAL MARKET OB/XF VALUE		8,648	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		427,293	
SOH/AGL Deduction		94,413	
ASSESSED VALUE		332,880	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		282,880	
TOTAL JUST VALUE		427,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000362	CO ISSUED	0	06/10/2019
18009652	NEW CONSTR	419,478	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2462/1320	4/21/2021	WD U	I	I	11
GRANTOR: REDFERN FAMILY TRUST					
GRANTEE: REDFERN JAMES REGIN					
2348/0934	3/20/2020	WD U	I	I	11
GRANTOR: REDFERN JAMES R JR &					
GRANTEE: REDFERN FAMILY TRUS					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W17 PTO=[YR=2019] N10 W16 S10 FOP=[YR=2019] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR=E20 FUS=[YR=2019] E17 S39 STR=[YR=2019] S4 E2 S4 W6 N8 E4\$ W4 S2 W13 N41\$ W20\$.									