

LOT 72
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEE ERIC CHANG YUN & CAITLIN E
85515 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0072-0000



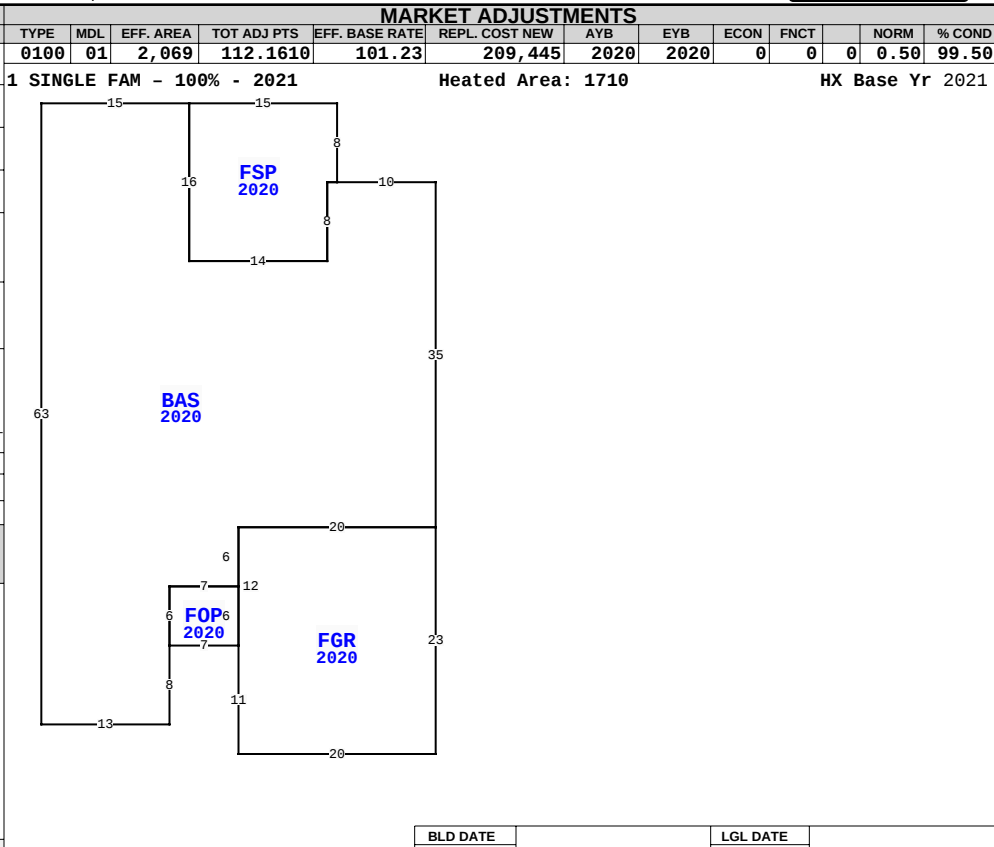
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,710	100	1,710	172,237
FGR	460	55	253	25,483
FOP	42	30	13	1,309
FSP	232	40	93	9,367
TOTALS	2,444		2,069	208,398

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EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0476	VF 6 SBPL	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R
1	000100	C	SFR	100	
REVIEW DATE		11/20/2020		BY	KB



85515 RED KNOT WAY, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
9,021													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 208,398													
TOTAL MARKET OB/XF VALUE 9,021													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 272,419													
SOH/AGL Deduction 47,522													
ASSESSED VALUE 224,897													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 174,897													
TOTAL JUST VALUE 272,419													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 228,252													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011507	CO ISSUED	0	04/24/2020
19011507	NEW CONSTR	237,536	11/04/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2360/1427	5/08/2020	WD	Q	I	01	281,900			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: LEE ERIC CHANG YUN									
2333/1046	1/21/2020	WD	Q	V	05	448,800			
GRANTOR: BWC LAND PLUMMER LLC									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W10 FSP=[YR=2020] N8 W15 S16 E14 N8 E1SW1 S8 W14 N16 W15 S63 E13 N8 FOP=[YR=2020] E7 FGR=[YR=2020] S11 E20 N23 W20 S12\$N6 W7 S6\$ N6 E7 N6 E20 N35\$.													