LOT 73
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ROOF HARVEY LEE/MCFARLAND RHONDA RENE
85521 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0073-0000

BUILDING CHARACTERISTICS

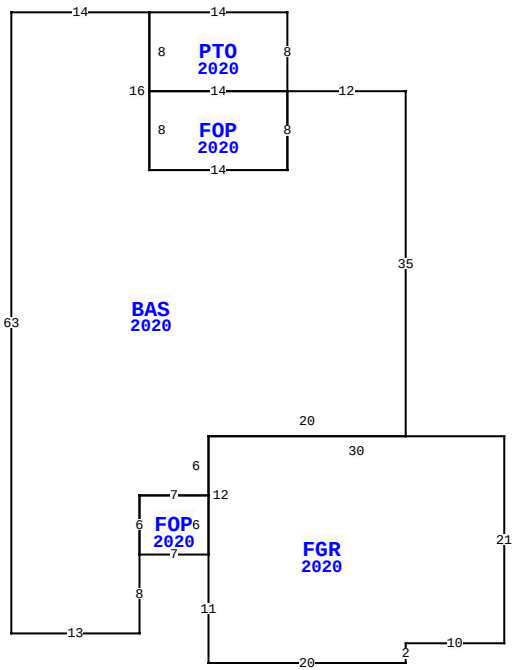
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,702	100	1,702	170,570
FGR	670	55	368	36,880
FOP	42	30	13	1,303
FOP	112	30	34	3,408
PTO	112	5	6	601
TOTALS	2,638		2,123	212,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	112.1610	101.23	214,911	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1702 HX Base Yr 2021



85521 RED KNOT WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,762
TOTAL MARKET OB/XF VALUE		6,909
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		274,671
SOH/AGL Deduction		96,969
ASSESSED VALUE		177,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,702
TOTAL JUST VALUE		274,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000570	CO ISSUED	0	01/21/2020
19010161	NEW CONSTR	246,153	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/0030	1/24/2020	WD	Q	I	02	266,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROOF HARVEY LEE & R						
2304/0574	9/13/2019	WD	U	V	30	59,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N8 W14 S8 FOP=[YR=2020] S8 E14 N8 W14$ E14$S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2020] E7 FGR=[YR=2020] S11 E20 N2 E10 N21 W30 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$.

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	1,342.00	SF	5.20	5.20	100	2020	2020	3	99	6,909	

LAND DESCRIPTION

TOTAL OB/XF 6,909

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 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS