LOT 52
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WINTERRINGER TIMOTHY & AMANDA
85512 RED KNOT WAY
YULEE, FL 32097

2024

12-2N-26-1604-0052-0000

BUILDING CHARACTERISTICS

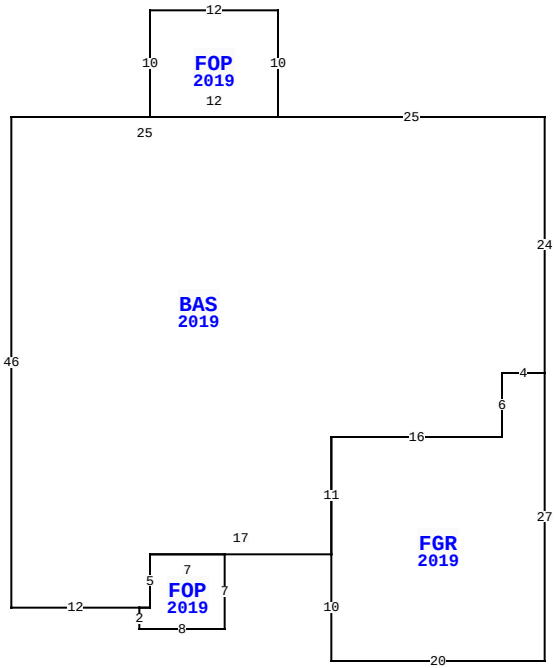
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,871	100	1,871	211,687
FGR	444	55	244	27,607
FOP	51	30	15	1,697
FOP	120	30	36	4,073
TOTALS	2,486		2,166	245,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	121.5249	115.45	250,065	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1871 HX Base Yr



85512 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		245,064
TOTAL MARKET OB/XF VALUE		4,580
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,644
SOH/AGL Deduction		2,205
ASSESSED VALUE		302,439
TOTAL EXEMPTION VALUE	13	302,439
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		304,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002195	CO ISSUED	0	06/19/2019
19002195	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1693	7/02/2019	WD	Q	I	01	257,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WINTERRINGER TIMOTH						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N10 W12 S10 E12$ W25S46 E12 FOP=[YR=2019] S2 E8 N7 W7 S5 W1$ E1 N5 E17 FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	0810	CONCRETE A	0	100	0	0	719.00	SF	6.50	6.50	100	2019	2019	3	98	4,580	

LAND DESCRIPTION

TOTAL OB/XF 4,580

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS