LOT 59
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2024

12-2N-26-1604-0059-0000

BUILDING CHARACTERISTICS

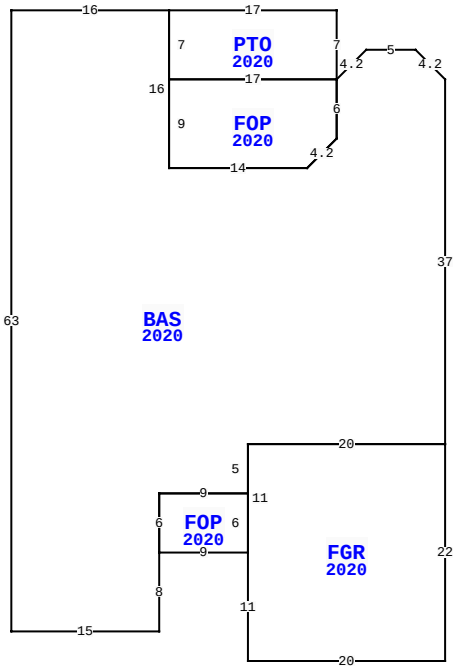
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,946	100	1,946	220,531
FGR	440	55	242	27,425
FOP	54	30	16	1,814
FOP	149	30	45	5,099
PTO	119	5	6	680
TOTALS	2,708		2,255	255,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	120.4959	114.47	258,130	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1946 HX Base Yr



85554 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	255,549
TOTAL MARKET OB/XF VALUE	4,607
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	315,156
SOH/AGL Deduction	0
ASSESSED VALUE	315,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,156
TOTAL JUST VALUE	315,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000078	CO ISSUED	0	01/06/2020
19010154	NEW CONSTR	262,586	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/1028	1/12/2022	WD	Q	I	01	379,000
GRANTOR: TOMPKINS ADAM G & SCA						
GRANTEE: FKH SFR PROPCO I LP						
2336/1368	1/29/2020	WD	Q	I	02	275,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TOMPKINS ADAM G & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W5 D3 L3 PTO=[YR=2020] N7W17 S7 FOP=[YR=2020] S9 E14 U3 R3 N6 W17$ E17$ S6 D3 L3 W14 N16 W16 S63 E15 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S11 E20 N22 W20 S11$N6 W9 S6$ N6 E9 N5 E20 N37$.

EXTRA FEATURES

L N	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	0	0	0	716.00	SF	6.50	6.50	100	2020	2020	3	99	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	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 08/06/2024 BY SYS