

LOT 61
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SANCHEZ EMILIO & ASHLEY
85566 RED KNOT WAY
YULEE, FL 32097

2024

12-2N-26-1604-0061-0000



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 50
Interior Floo	14	CARPET 50
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	208,086
FGR	444	55	244	27,137
FOP	99	30	30	3,336
FOP	120	30	36	4,004

TOTALS	2,534		2,181	242,563
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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	715.00	SF	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,181	118.8495	112.91	246,257	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1871 HX Base Yr 2020											

85566 RED KNOT WAY, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
715.00	SF	6.50	6.50	100	2019	2019	3	98	4,555				

LAND DESCRIPTION										TOTAL OB/XF 4,555									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										242,563									
TOTAL MARKET OB/XF VALUE										4,555									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										302,118									
SOH/AGL Deduction										118,354									
ASSESSED VALUE										183,764									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										133,764									
TOTAL JUST VALUE										302,118									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										291,196									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001070	CO ISSUED	0	08/16/2019
19001070	NEW CONSTR	250,536	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2303/0205	8/27/2019	WD	Q	I	01	259,500	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:SANCHEZ EMILIO & AS							
2265/0217	3/28/2019	WD	Q	V	05	182,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E2									
FOP=[YR=2019] S3 E8 S2 E9 N10 W6 S5 W11\$ E11 N5 E17									
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									