LOT 76
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CHOATE JACKSON M & STEPHANIE G
85551 RED KNOT WAY
YULEE, FL 32097

2024

12-2N-26-1604-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

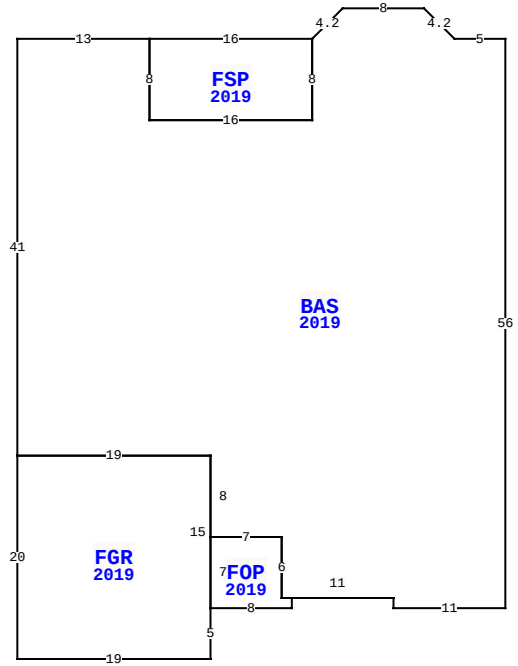
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,248	100	2,248	244,934
FGR	380	55	209	22,772
FOP	50	30	15	1,635
FSP	128	40	51	5,557
TOTALS	2,806		2,523	274,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	117.0288	111.18	280,507	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2248 HX Base Yr



85551 RED KNOT WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,897
TOTAL MARKET OB/XF VALUE	4,230
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	334,127
SOH/AGL Deduction	6,166
ASSESSED VALUE	327,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,961
TOTAL JUST VALUE	334,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008200	CO ISSUED	0	12/11/2019
19005807	NEW CONSTR	298,682	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0667	2/28/2020	WD	Q	I	01	289,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHOATE JACKSON M &						
2292/0532	7/19/2019	WD	Q	V	05	172,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W5 U3 L3 W8 D3 L3 FSP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$.

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	0	0	0	664.00	SF	6.50	6.50	100	2019	2019	3	98	4,230	

LAND DESCRIPTION

TOTAL OB/XF 4,230

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	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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS