LOT 51
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KORKA WILLIAM JOHN & ALLISON QUERY
85506 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0051-0000

BUILDING CHARACTERISTICS

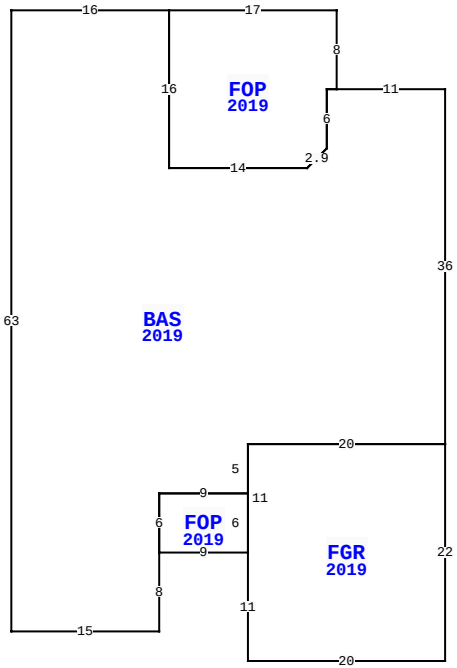
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2019	1,916	226,260
FGR	440	55	2019	242	28,578
FOP	54	30	2019	16	1,889
FOP	262	30	2019	79	9,330
TOTALS	2,672			2,253	266,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	120.4959	120.50	271,486	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1916 HX Base Yr 2024



85506 RED KNOT WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,056
TOTAL MARKET OB/XF VALUE		9,865
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		335,921
SOH/AGL Deduction		7,670
ASSESSED VALUE		328,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,529
TOTAL JUST VALUE		335,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008762	CO ISSUED	0	08/15/2019
19001041	NEW CONSTR	258,753	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1763	3/22/2023	WD	Q	I	01	400,000
GRANTOR: SACOFF DEREK L						
GRANTEE: KORKA WILLIAM JOHN						
2302/1651	8/29/2019	WD	Q	I	01	289,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SACOFF DEREK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1$ W1 S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	747.00	SF	6.50	6.50	100	2019	2019	3	97	4,710	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2019	2019	3	94	4,873	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 9,865

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS