LOT 54
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WILKEY KENNETH L & BETH A
85524 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

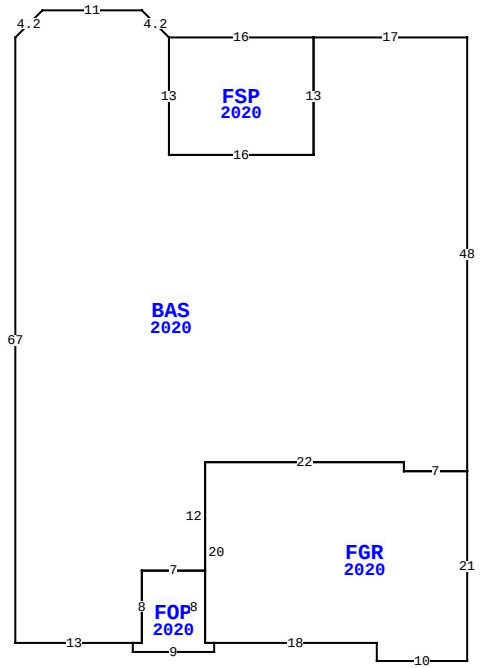
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,555	100	2020	2,555	295,434
FGR	593	55	2020	326	37,696
FOP	65	30	2020	20	2,313
FSP	208	40	2020	83	9,597
TOTALS	3,421			2,984	345,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,984	117.4530	117.45	350,471	2020	2020	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2021 Heated Area: 2555 HX Base Yr 2021



85524 RED KNOT WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,039
TOTAL MARKET OB/XF VALUE		5,765
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,804
SOH/AGL Deduction		90,193
ASSESSED VALUE		320,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,889
TOTAL JUST VALUE		410,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000369	CO ISSUED	0	01/14/2020
19009124	NEW CONSTR	346,349	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0716	6/25/2020	WD	Q	I	02	335,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILKEY KENNETH L &						
2300/0291	8/23/2019	WD	U	V	30	280,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48$.

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	905.00	SF	6.50	6.50	100	2020	2020	3	98	5,765	

LAND DESCRIPTION

TOTAL OB/XF 5,765

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 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS