LOT 56
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SHARP CICERO JR
85536 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

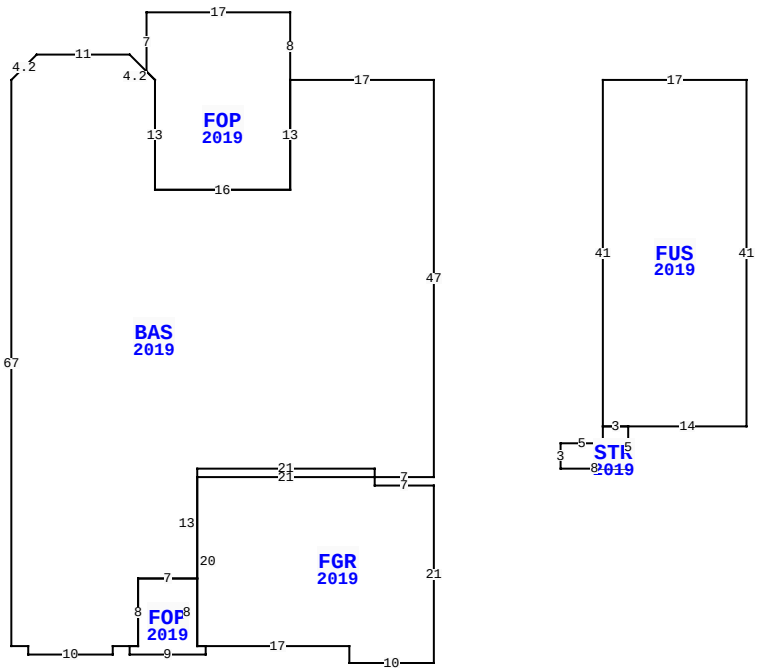
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100	2019	2,557	276,831
FGR	573	55	2019	315	34,104
FOP	65	30	2019	20	2,165
FOP	344	30	2019	103	11,151
FUS	697	100	2019	697	75,460
STR	30	10	2019	3	325
TOTALS	4,266			3,695	400,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,695	111.0375	111.04	410,293	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 3254 HX Base Yr 2024



85536 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		400,036
TOTAL MARKET OB/XF VALUE		9,970
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		470,006
SOH/AGL Deduction		202,133
ASSESSED VALUE		267,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,151
TOTAL JUST VALUE		470,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001776	CO ISSUED	0	02/22/2019
18007258	NEW CONSTR	432,144	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1986	6/01/2023	WD	Q	I	02	549,000
GRANTOR: PHAM THUY NGOC &						
GRANTEE: SHARP CICERO JR						
2258/0472	2/27/2019	WD	Q	I	01	375,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHAM THUY N & PHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N8 W17 S7 D1 R1 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E2 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E17 S2 E10 N21 W7 N1 W21 S20 E1$ W1 N8 W7 S8W1$ E1 N8 E7 N13 E21 S1 E7 N47$ PTR= E20 FUS=[YR=2019] E17 S41 W14 STR=[YR=2019] S5 W8 N3 E5 N2 E3$ W3 N41$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,082.00	SF	5.20	5.20	100	2019	2019	3	97	5,458	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	94	4,512	

LAND DESCRIPTION

TOTAL OB/XF 9,970

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 03/21/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS