LOT 58
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEIS MONICA
85548 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0058-0000

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		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

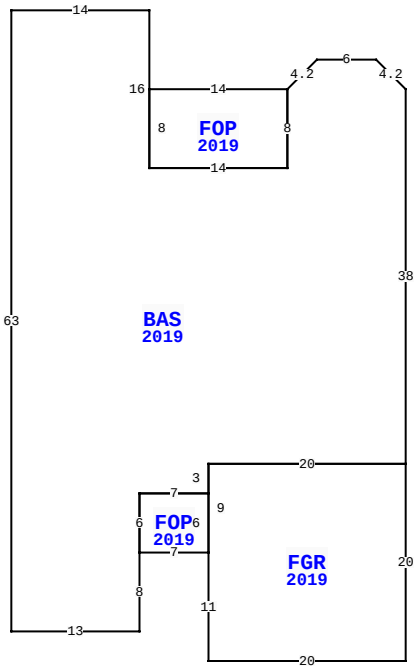
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2019	1,789	211,964
FGR	400	55	2019	220	26,066
FOP	42	30	2019	13	1,541
FOP	112	30	2019	34	4,029
TOTALS	2,343			2,056	243,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	121.5249	121.52	249,845	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1789 HX Base Yr 2020



85548 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		243,599
TOTAL MARKET OB/XF VALUE		4,584
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,183
SOH/AGL Deduction		81,351
ASSESSED VALUE		226,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,110
TOTAL JUST VALUE		308,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008202	CO ISSUED	0	12/09/2019
19005833	NEW CONSTR	242,078	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2328/1253	12/23/2019	WD	Q	I	01	250,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEIS MONICA						
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] U3 L3 W6 D3 L3 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N20 W20 S9 $ N6 W7 S6$ N6 E7 N3 E20 N38$.

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	727.00	SF	6.50	6.50	100	2019	2019	3	97	4,584	

LAND DESCRIPTION

TOTAL OB/XF 4,584

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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS