LOT 60
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MADDOX JOHN & AMANDA
85560 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

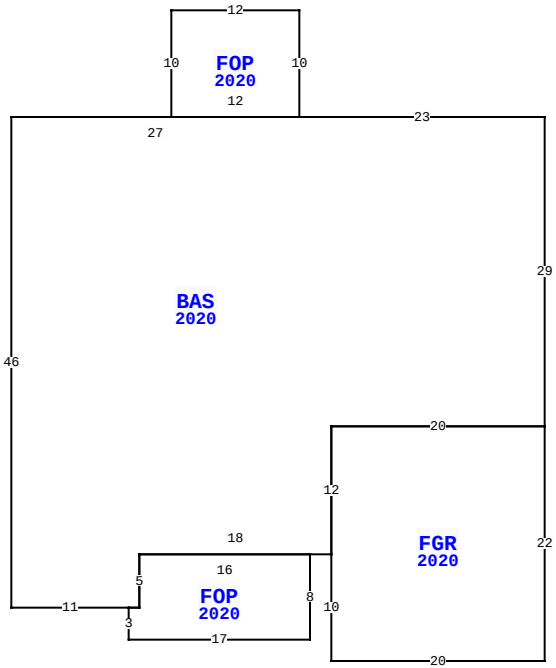
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2020	1,870	208,200
FGR	440	55	2020	242	26,944
FOP	120	30	2020	36	4,008
FOP	131	30	2020	39	4,343
TOTALS	2,561			2,187	243,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	113.0871	113.09	247,328	2020	2020	0	0	0	1.55	98.45

1 SINGLE FAM – 0% - 2023 Heated Area: 1870 HX Base Yr



85560 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	243,494
TOTAL MARKET OB/XF VALUE	10,747
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	314,241
SOH/AGL Deduction	0
ASSESSED VALUE	314,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,241
TOTAL JUST VALUE	314,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011505	CO ISSUED	0	04/15/2020
19011505	NEW CONSTR	253,991	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1005	12/14/2022	WD	Q	I	01	395,000
GRANTOR: HORNE TYLER D & AUTUM						
GRANTEE: MADDOX JOHN & AMAND						
2358/0626	4/30/2020	WD	Q	I	01	271,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HORNE TYLER D & AUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] N10 W12 S10 E12$ W27 S46 E11 FOP=[YR=2020] S3 E17 N8 W16 S5 W1$ E1 N5 E18 FGR=[YR=2020] S10 E20 N22 W20 S12$ N12 E20 N29$.

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	685.00	SF	6.50	6.50	100	2020	2020	3	98	4,363	
2	0476	VF 6 SBPL	0	0	0	0	210.00	LF	32.00	32.00	100	2020	2020	3	95	6,384	

LAND DESCRIPTION

TOTAL OB/XF 10,747

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	0		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