LOT 61
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SANCHEZ EMILIO & ASHLEY
85566 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0061-0000

NASSAU COUNTY PROPERTY

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 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

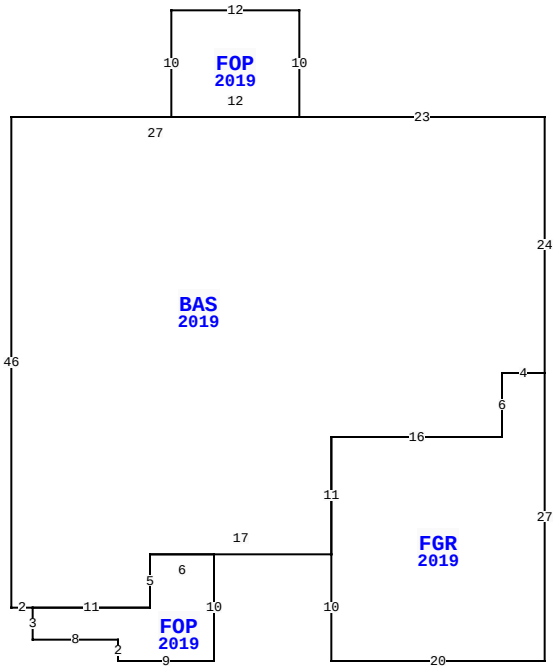
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2019	1,871	217,921
FGR	444	55	2019	244	28,419
FOP	99	30	2019	30	3,495
FOP	120	30	2019	36	4,193
TOTALS	2,534			2,181	254,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,181	118.8495	118.85	259,212	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1871 HX Base Yr 2020



85566 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		254,028
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,536
SOH/AGL Deduction		129,443
ASSESSED VALUE		189,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,371
TOTAL JUST VALUE		318,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001070	CO ISSUED	0	08/16/2019
19001070	NEW CONSTR	250,536	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/0205	8/27/2019	WD	Q	I	01	259,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANCHEZ EMILIO & AS						
2265/0217	3/28/2019	WD	Q	V	05	182,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12$ W27 S46 E2
FOP=[YR=2019] S3 E8 S2 E9 N10 W6 S5 W11$ E11 N5 E17
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	715.00	SF	6.50	6.50	100	2019	2019	3	97	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS