LOT 75
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GEORGE MAURICE A & ANGELA M
85545 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

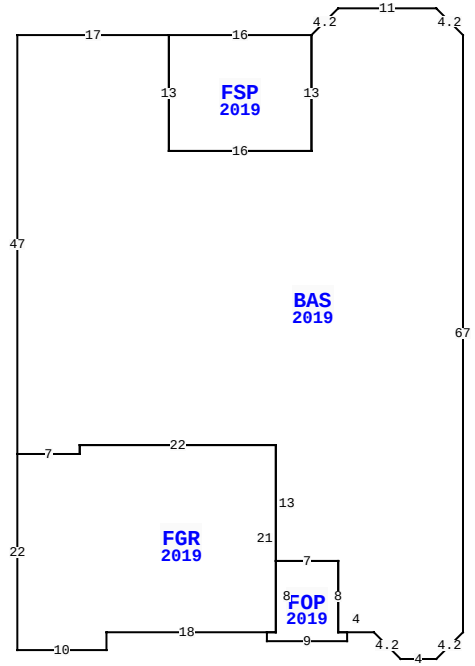
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,547	100	2019	2,547	287,022
FGR	622	55	2019	342	38,540
FOP	65	30	2019	20	2,254
FSP	208	40	2019	83	9,353
TOTALS	3,442			2,992	337,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,992	115.5777	115.58	345,815	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2547 HX Base Yr



85545 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		337,170
TOTAL MARKET OB/XF VALUE		5,054
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		402,224
SOH/AGL Deduction		12,645
ASSESSED VALUE		389,579
TOTAL EXEMPTION VALUE	13	389,579
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		402,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009090	CO ISSUED	0	08/23/2019
19002896	NEW CONSTR	349,043	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/0966	9/20/2019	WD	Q	I	01	362,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GEORGE MAURICE A &						
2270/1337	4/25/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E4 D3 R3 E4 U3 R3 N67$.

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	1,002.00	SF	5.20	5.20	100	2019	2019	3	97	5,054	

LAND DESCRIPTION

TOTAL OB/XF 5,054

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 10/04/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS