LOT 53
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TAYLOR RICKY CODY & ELIZABETH
85518 RED KNOT WAY
YULEE, FL 32097

2026

12-2N-26-1604-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

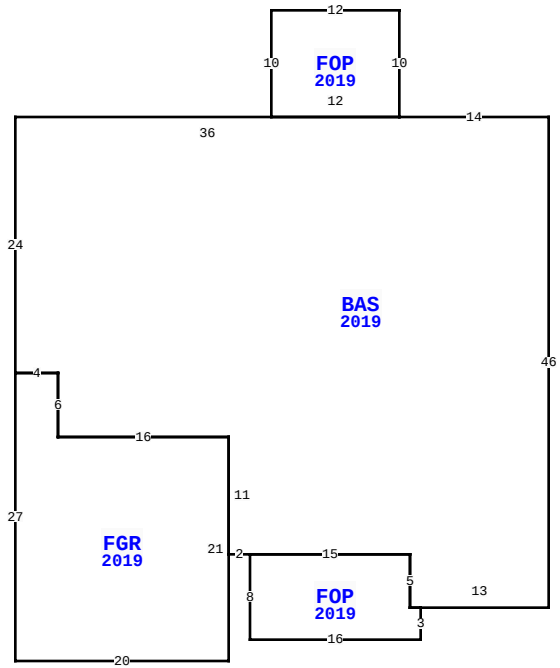
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	242,612
FGR	444	55	2019	244	31,639
FOP	120	30	2019	36	4,668
FOP	123	30	2019	37	4,798
TOTALS	2,558			2,188	283,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	127.3118	133.68	292,492	2019	2019	0	0	0	3.00	97.00

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



85518 RED KNOT WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,717
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		348,717
SOH/AGL Deduction		86,505
ASSESSED VALUE		262,212
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,801
TOTAL JUST VALUE		348,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001564	CO ISSUED	0	06/14/2019
19000587	NEW CONSTR	250,536	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1910	6/19/2019	WD	Q	I	02	257,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR RICKY CODY &						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W36 S24
FGR=[YR=2019] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E2
FOP=[YR=2019] S8 E16 N3 W1 N5 W15$ E15 S5 E13 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS