LOT 72
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEE ERIC CHANG YUN & CAITLIN E
85515 RED KNOT WAY
YULEE, FL 32097

2026

12-2N-26-1604-0072-0000

BUILDING CHARACTERISTICS

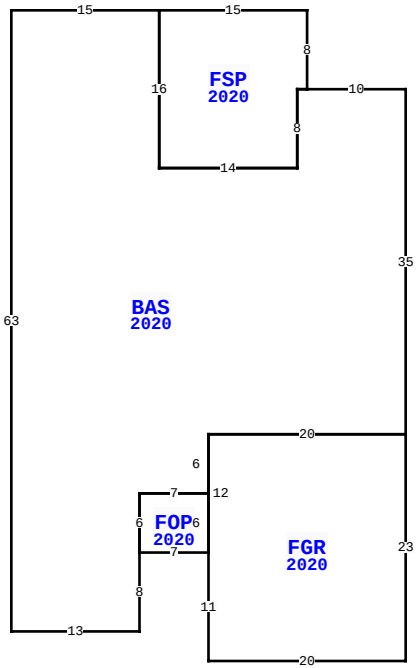
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,710	100	2020	1,710	206,760
FGR	460	55	2020	253	30,591
FOP	42	30	2020	13	1,572
FSP	232	40	2020	93	11,245
TOTALS	2,444			2,069	250,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	117.5020	123.38	255,273	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1710 HX Base Yr 2021



85515 RED KNOT WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,168
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,168
SOH/AGL Deduction		70,370
ASSESSED VALUE		244,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,387
TOTAL JUST VALUE		315,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011507	CO ISSUED	0	04/24/2020
19011507	NEW CONSTR	237,536	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/1427	5/08/2020	WD	Q	I	01	281,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEE ERIC CHANG YUN						
2333/1046	1/21/2020	WD	Q	V	05	448,800
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 FSP=[YR=2020] N8 W15 S16 E14 N8 E1$W1 S8 W14 N16 W15 S63 E13 N8 FOP=[YR=2020] E7 FGR=[YR=2020] S11 E20 N23 W20 S12$N6 W7 S6$ N6 E7 N6 E20 N35$.

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