

LOT 77
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MALDONADO ANTONIO R & ERICA A
85557 RED KNOT WAY
YULEE, FL 32097

2023

12-2N-26-1604-0077-0000



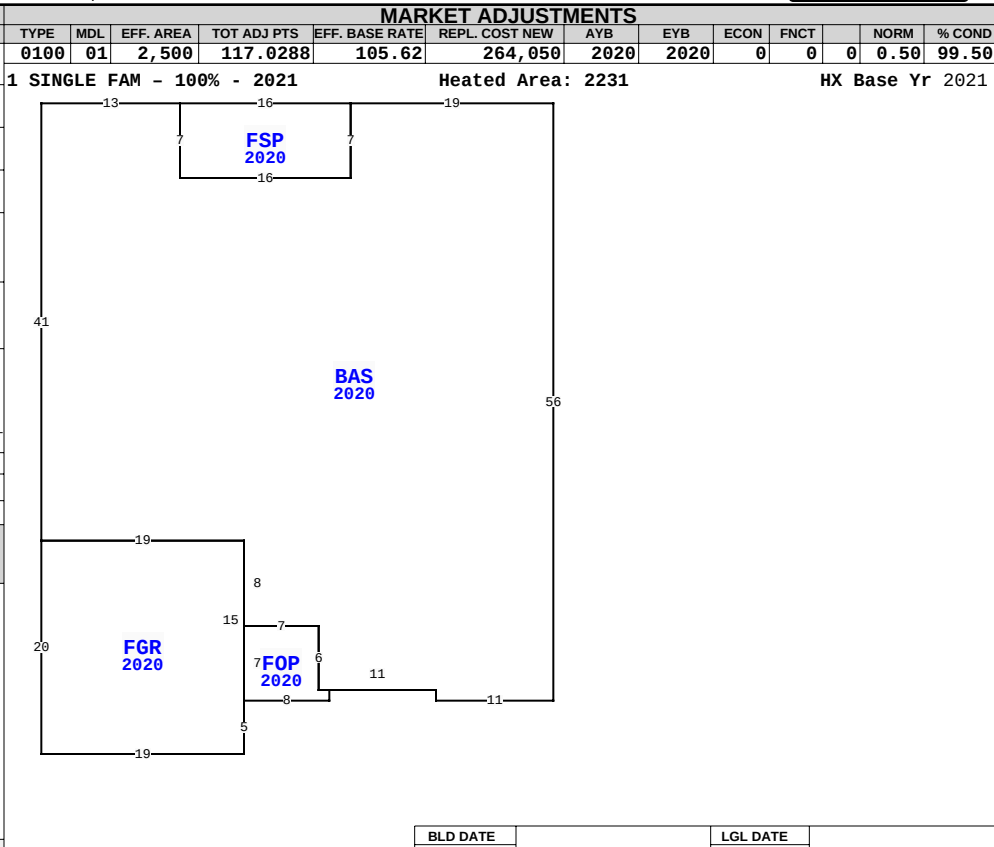
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	234,460
FGR	380	55	209	21,965
FOP	50	30	15	1,576
FSP	112	40	45	4,729
TOTALS	2,773		2,500	262,730

TOTALS		2,173		2,500		262,130	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0462	ST/AL FNC	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R
1	000100	C	SFR	100	
REVIEW DATE		11/20/2020		BY	KB



85557 RED KNOT WAY, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1 4
VALUATION BY													STANDARD
Tax Group: 4													Tax Dist:
BUILDING MARKET VALUE													262,730
TOTAL MARKET OB/XF VALUE													7,498
TOTAL LAND VALUE - MARKET													55,000
TOTAL MARKET VALUE													325,228
SOH/AGL Deduction													55,430
ASSESSED VALUE													269,798
TOTAL EXEMPTION VALUE													50,000
BASE TAXABLE VALUE													219,798
TOTAL JUST VALUE													325,228
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													272,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008998	CO ISSUED	0	03/02/2020
19008998	NEW CONSTR	294,101	08/21/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2348/1684	3/24/2020	WD	Q	I	01	283,400	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:MALDONADO ANTONIO R							
2317/0451	11/07/2019	WD	U	V	30	290,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W19 FSP=[YR=2020] W16 S7 E16 N7\$ S7 W16 N7 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.									