LOT 71
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

DOUGLAS CHRISTOPHER L SR & ANNA M
85509 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0071-0000

BUILDING CHARACTERISTICS

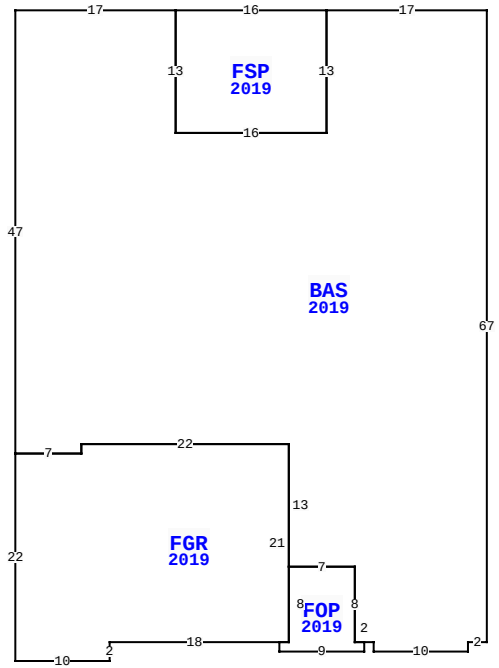
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2019	2,494	260,543
FGR	622	55	2019	342	35,728
FOP	65	30	2019	20	2,089
FSP	208	40	2019	83	8,671
TOTALS	3,389			2,939	307,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	106.5960	106.60	313,297	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2494 HX Base Yr



85509 RED KNOT WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,031
TOTAL MARKET OB/XF VALUE		12,160
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		379,191
SOH/AGL Deduction		131,337
ASSESSED VALUE		247,854
TOTAL EXEMPTION VALUE	13	247,854
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,191
NCON VALUE		2,193
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009878	CO ISSUED	0	09/19/2019
19000991	NEW CONSTR	336,255	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/251	10/28/2024	WD	Q	I	01	485,000
GRANTOR: JONES WILLIAM E JR &						
GRANTEE: DOUGLAS CHRISTOPHER						
2317/1570	10/30/2019	WD	Q	I	02	333,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES WILLIAM E JR						

BUILDING NOTES

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	968.00	SF	6.50	6.50	100	2019	2019	3	97	6,103	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2019	2019	3	94	5,775	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W17 S13 W16 N13 W17 S47 E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 $
FGR=[YR=2019;ORIG=-50,47] S22 E10 N2 E18 E1 N21 W22 S1 W7 $
FSP=[YR=2019;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2019;ORIG=-22,67] S1 E9 N1 W1 N8 W7 S8 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,160

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 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS