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

MALDONADO ANTONIO R & ERICA A
70 CHERRY CIR
GROTON, CT 06340

2025

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

NASSAU COUNTY PROPERTY

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

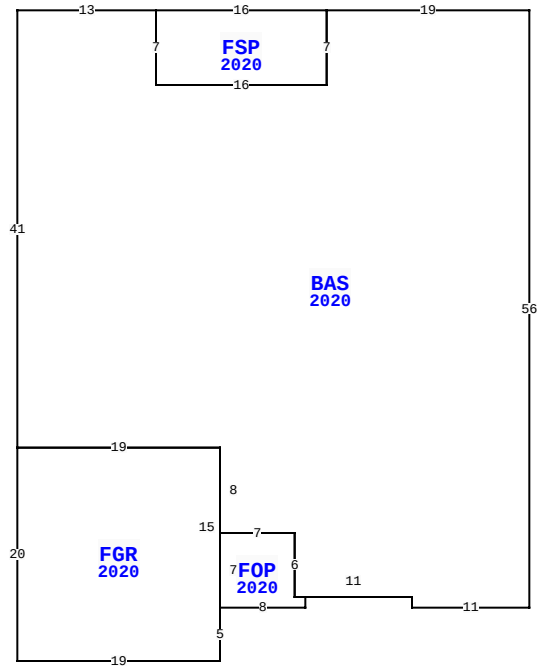
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2020	2,231	257,178
FGR	380	55	2020	209	24,092
FOP	50	30	2020	15	1,729
FSP	112	40	2020	45	5,187
TOTALS	2,773			2,500	288,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	117.0288	117.03	292,575	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2231 HX Base Yr 2021



85557 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		288,186
TOTAL MARKET OB/XF VALUE		7,306
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		355,492
SOH/AGL Deduction		69,541
ASSESSED VALUE		285,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,229
TOTAL JUST VALUE		355,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,610

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

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$.

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	740.00	SF	6.50	6.50	100	2020	2020	3	98	4,714	
2	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2020	2020	3	90	2,592	

LAND DESCRIPTION

TOTAL OB/XF 7,306

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 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS