LOT 55
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MITCHELL ANTONIO & LATASHA
85530 RED KNOT WAY
YULEE, FL 32097

2026

12-2N-26-1604-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

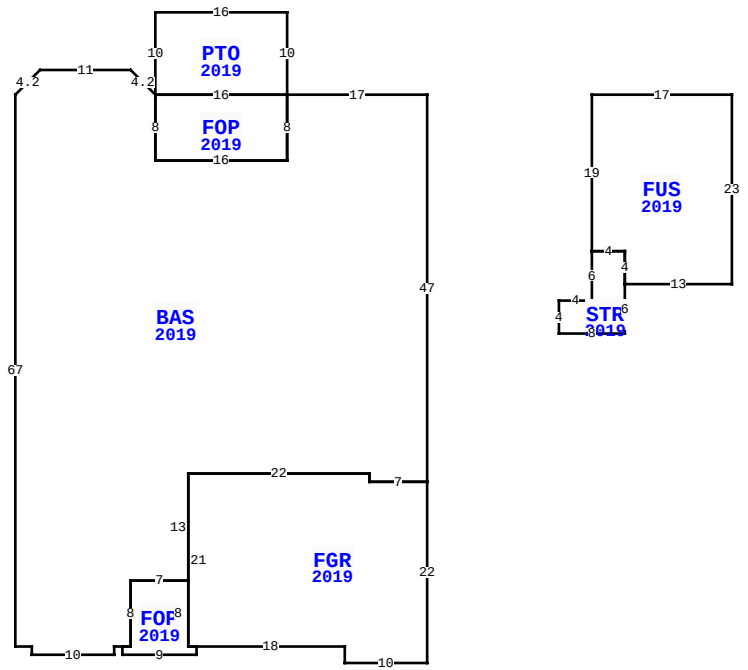
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,616	100	2019	2,616	318,024
FGR	622	55	2019	342	41,577
FOP	65	30	2019	20	2,431
FOP	128	30	2019	38	4,620
FUS	375	100	2019	375	45,588
PTO	160	5	2019	8	973
STR	56	10	2019	6	730
TOTALS	4,022			3,405	413,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,405	118.8088	124.75	424,774	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 0% - 0 Heated Area: 2991 HX Base Yr



85530 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	413,942
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	478,942
SOH/AGL Deduction	0
ASSESSED VALUE	478,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,942
TOTAL JUST VALUE	478,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002830	CO ISSUED	0	08/15/2019
19002830	NEW CONSTR	399,379	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1844	12/03/2019	WD	Q	I	01	431,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MITCHELL ANTONIO &						
2264/1047	3/13/2019	WD	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] N10 W16 S10 FOP=[YR=2019] S8 E16 N8 W16$ E16 $S8 W16 N8 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S6 W8 N4 E4 N6 E4 S4$ N4 W4 N19$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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