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

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

2026

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

NASSAU COUNTY PROPERTY

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	05	Quality Level 05

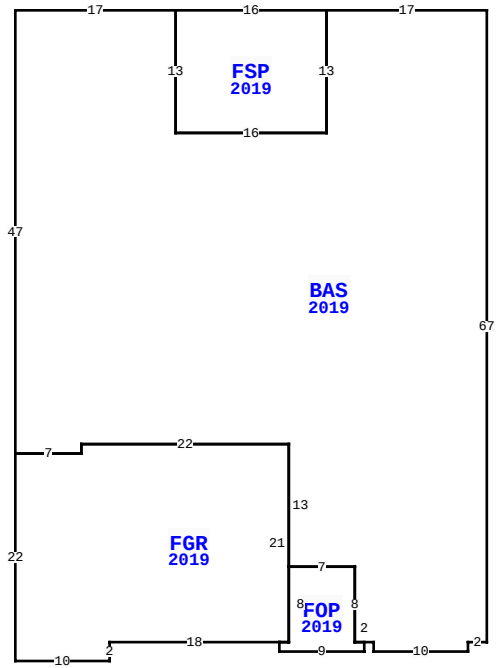
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2019	2,494	285,135
FGR	622	55	2019	342	39,100
FOP	65	30	2019	20	2,286
FSP	208	40	2019	83	9,490
TOTALS	3,389			2,939	336,011

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	111.6720	117.26	344,627	2019	2019	0	0	0	2.50	97.50

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



85509 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		336,011
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		401,011
SOH/AGL Deduction		146,465
ASSESSED VALUE		254,546
TOTAL EXEMPTION VALUE	13	254,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,191

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

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 $
.

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	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