LOT 109
IN OR 1965/1222
PLUMMER CREEK #1 PB 8/28

DENNIS MONICA D/HOLLAND MICHAEL K ET AL
83371 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0109-0000

BUILDING CHARACTERISTICS

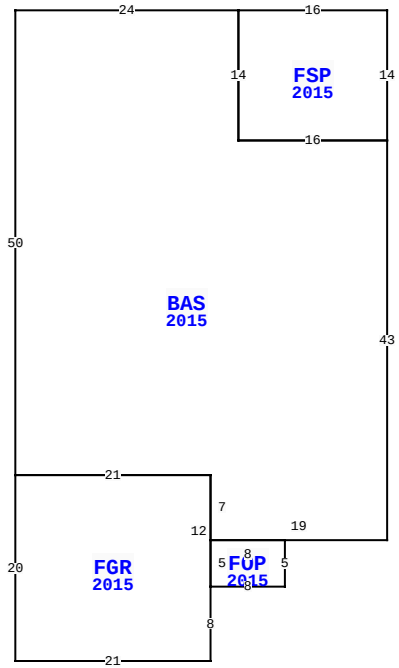
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	201,866
FGR	420	55	231	24,427
FOP	40	30	12	1,269
FSP	224	40	90	9,517
TOTALS	2,593		2,242	237,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	121.4220	109.58	245,678	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 50% - 2016 Heated Area: 1909 HX Base Yr 2016



83371 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,079
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,979
SOH/AGL Deduction		56,635
ASSESSED VALUE		239,344
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		189,344
TOTAL JUST VALUE		295,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429616	NEW CONSTR	236,795	11/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/1222	2/26/2015	WD	Q	I	01	209,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DENNIS MONICA D ET						
1940/0316	9/25/2014	WD	Q	V	05	261,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W16 BAS=[YR=2015] W24 S50 FGR=[YR=2015] S20 E21 N8 FOP=[YR=2015] E8 N5 W8 S5$ N12 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	50	0	0	625.00	SF	6.50	6.50	100	2015	2015	3	96	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	SFR	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS