LOT 114
IN OR 2009/1607
PLUMMER CREEK #1 PB 8/28

BURNSIDE JORDIE L
83321 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0114-0000

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 60
Interior Floo	14	CARPET 40
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

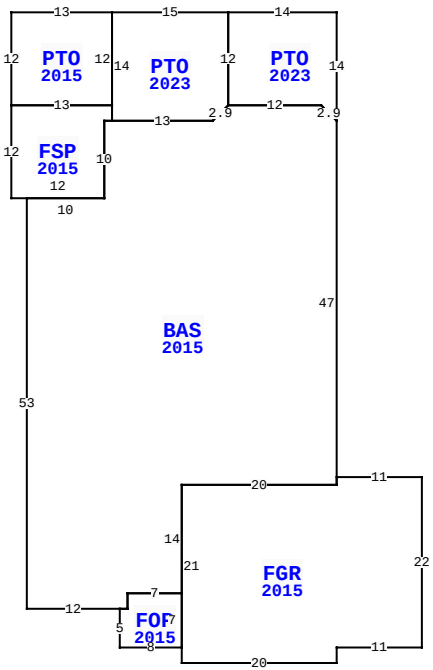
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	214,162
FGR	702	55	386	39,105
FOP	54	30	16	1,621
FSP	146	40	58	5,876
PTO	156	5	8	811
PTO	170	5	8	811
PTO	208	5	10	1,013
TOTALS	3,550		2,600	263,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	115.7184	104.44	271,544	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2114 HX Base Yr 2016



83321 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,398
TOTAL MARKET OB/XF VALUE		12,444
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,842
SOH/AGL Deduction		103,599
ASSESSED VALUE		227,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,243
TOTAL JUST VALUE		330,842
NCON VALUE		7,703
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008904	SCRN ENCLSR	10,153	06/10/2022
B1530279	CO ISSUED	0	10/13/2015
B1530279	NEW CONSTR	273,141	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/1607	10/16/2015	WD	Q	I	01	226,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BURNSIDE JORDIE L						
1968/1335	3/12/2015	WD	Q	V	01	39,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] U2L2 W12 D2L2 W13 W1 S10 W10 S53 E12 E1 N2 E7 N14 E20 N47 $
FGR=[YR=2015;ORIG=-20,68] S2 E20 N2 E11 N22 W11 S1 W20 S21 $
PTO=[YR=2015;ORIG=-29,-2] N12 W13 S12 E13 $
FSP=[YR=2015;ORIG=-29,0] N2 W13 S12 E12 N10 E1 $
FOP=[YR=2015;ORIG=-28,63] S5 E8 N7 W7 S2 W1 $
PTO=[YR=2023;ORIG=-29,-14] E15 S12 D2L2 W13 N14 $
PTO=[YR=2023;ORIG=-14,-14] E14 S14 U2L2 W12 N12 $
.

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	1,052.00	SF	6.50	6.50	100	2015	2015	3	96	6,564	
2	0911	SCRN RM A	1	100	0	0	336.00	SF	17.50	17.50	100	2023	2023		100	5,880	

LAND DESCRIPTION

TOTAL OB/XF 12,444

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS