LOT 124
PLUMMER CREEK #1 PB 8/28

ANDRY ROBERT T & CONSTANCE
83213 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

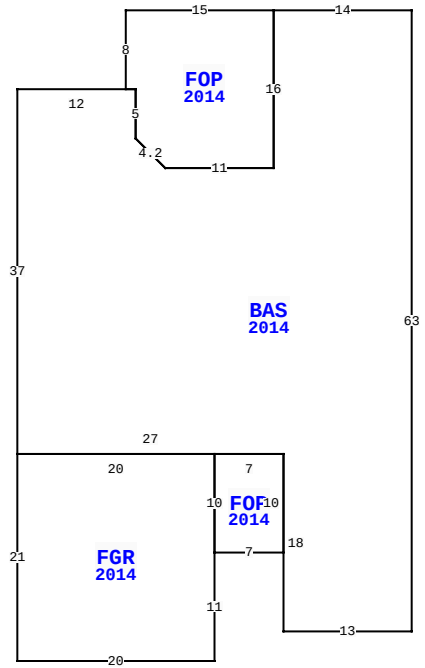
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,719	100	1,719	182,071
FGR	420	55	231	24,467
FOP	70	30	21	2,224
FOP	228	30	68	7,202
TOTALS	2,437		2,039	215,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	122.2452	110.33	224,963	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1719 HX Base Yr 2022



83213 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,964
TOTAL MARKET OB/XF VALUE		4,341
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		275,305
SOH/AGL Deduction		126,935
ASSESSED VALUE		148,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,370
TOTAL JUST VALUE		275,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327993	NEW CONSTR	213,395	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0027	3/25/2021	PR	U	I	19	285,000
GRANTOR: DEBRASON BRIAN SR P/R						
GRANTEE: ANDRY ROBERT T & CO						
2452/0025	3/25/2021	WD	U	I	11	100
GRANTOR: DEBRASON BRIAN SR TRU						
GRANTEE: ANDRY ROBERT T & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] W15 S8 E1 S5 D3 R3 E11 N16$ S16 W11 U3 L3 N5 W12S37 FGR=[YR=2014] S21 E20 N11 FOP=[YR=2014] E7 N10 W7 S10$ N10 W20$ E27 S18 E13 N63$.

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	703.00	SF	6.50	6.50	100	2014	2014	3	95	4,341	

LAND DESCRIPTION

TOTAL OB/XF 4,341

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS