LOT 129
IN OR 2029/476
PLUMMER CREEK #1 PB 8/28

PLOEGERT JOHN M & PAMELA R
83141 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0129-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

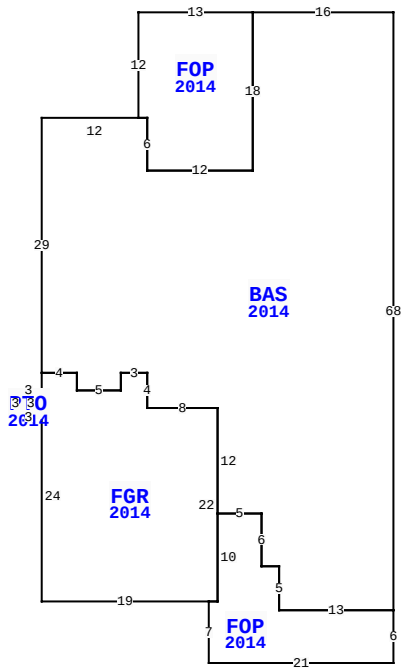
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	196,145
FGR	478	55	263	28,707
FOP	192	30	58	6,330
FOP	228	30	68	7,422
PTO	9	5	0	0
TOTALS	2,704		2,186	238,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	125.3322	113.11	247,258	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1797 HX Base Yr 2017



83141 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		238,604
TOTAL MARKET OB/XF VALUE		8,523
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,127
SOH/AGL Deduction		92,853
ASSESSED VALUE		209,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,274
TOTAL JUST VALUE		302,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428880	CO ISSUED	0	10/22/2014
B1428880	NEW CONSTR	239,536	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0476	2/16/2016	WD	Q	I	02	199,900
GRANTOR: SUZANNE CONSTANCE J						
GRANTEE: PLOEGERT JOHN M & P						
1947/1241	11/12/2014	WD	Q	I	02	183,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SUZANNE CONSTANCE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] W13 S12 E1 S6 E12 N18$ S18 W12 N6 W12 S29 FGR=[YR=2014] S2 PTO=[YR=2014] W3 S3 E3 N3$ S24 E19 FOP=[YR=2014] S7 E21 N6 W13 N5 W2 N6 W5 S10 W1$ E1 N22 W8 N4 W3 S2 W5 N2 W4$ E4 S2 E5 N2 E3 S4 E8 S12 E5 S6 E2 S5 E13 N68$.

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	796.00	SF	6.50	6.50	100	2014	2014	3	95	4,915	
2	0462	ST/AL FNC	0	100	0	0	388.00	SF	10.00	10.00	100	2019	2019	3	93	3,608	

LAND DESCRIPTION

TOTAL OB/XF 8,523

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