LOT 135
PLUMMER CREEK #1 PB 8/28

JOWERS STETSON
83033 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0135-0000

BUILDING CHARACTERISTICS

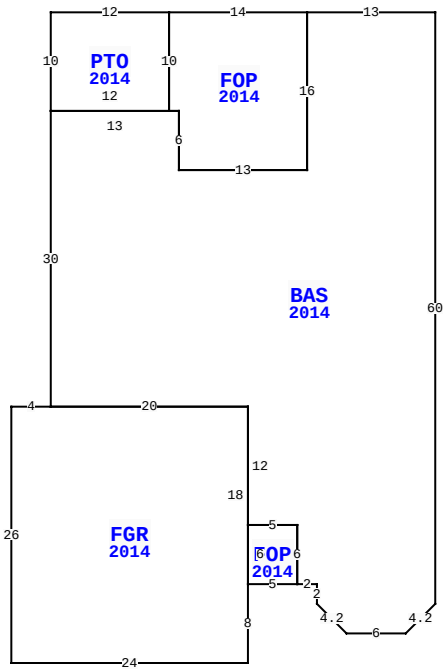
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,585	100	1,585	174,938
FGR	624	55	343	37,858
FOP	30	30	9	994
FOP	218	30	65	7,174
PTO	120	5	6	662
TOTALS	2,577		2,008	221,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	127.3902	114.97	230,860	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1585 HX Base Yr 2021



83033 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,626
TOTAL MARKET OB/XF VALUE		45,020
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,646
SOH/AGL Deduction		58,122
ASSESSED VALUE		263,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,524
TOTAL JUST VALUE		321,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428283	CO ISSUED	0	06/19/2014
B1428935	ADDITION	19,541	06/01/2014
B1428725	SWIM POOL	20,000	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1879	11/23/2020	WD	Q	I	01	275,000
GRANTOR: CHAPMAN JANET G						
GRANTEE: JOWERS STETSON						
1925/1192	6/20/2014	WD	Q	I	01	209,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CHAPMAN CLAYTON M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] W14 PTO=[YR=2014] W12 S10 E12 N10$ S10 E1 S6 E13 N16$ S16 W13 N6 W13 S30 FGR=[YR=2014] W4 S26 E24 N8 FOP=[YR=2014] E5 N6 W5 S6$ N18 W20$ E20 S12 E5 S6 E2 S2 D3 R3 E6 U3 R3 N60$.

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	692.00	SF	6.50	6.50	100	2014	2014	3	95	4,273	
2	0910	SCRN RM L	0	100	0	0	920.00	SF	15.00	15.00	100	2014	2014	3	70	9,660	
3	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2014	2014	3	78	19,094	
4	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2014	2014	3	95	6,004	
5	0462	ST/AL FNC	0	100	0	0	644.00	SF	10.00	10.00	100	2019	2019	3	93	5,989	

LAND DESCRIPTION

TOTAL OB/XF 45,020

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