

LOT 140
(EX ESMT IN OR 1601/667)
PLUMMER CREEK #1 PBK 8/28

COURTNEY CRAIG ALAN & DANIELLE N
83002 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0140-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		

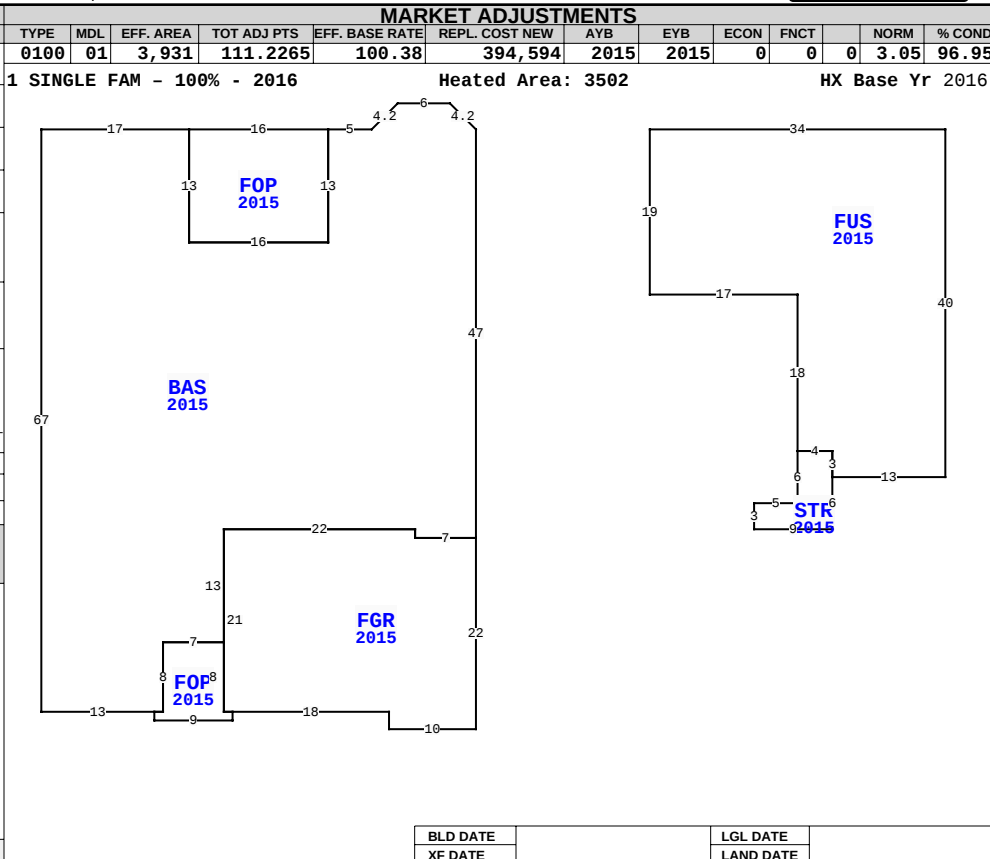
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,511	100	2,511	244,366
FGR	622	55	342	33,283
FOP	65	30	20	1,947
FOP	208	30	62	6,034
FUS	991	100	991	96,443
STR	51	10	5	487

TOTALS	4,448		3,931	382,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,116.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	376.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	618.00	SF	10.00
4	0910	SCRN RM L	0	100	0	0	994.00	SF	15.00
5	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00
6	0462	ST/AL FNC	0	100	0	0	560.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 06/18/2018 BY KB



TOTAL OB/XF									
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1	0810	CONCRETE A	0	100	0	0	1,116.00	SF	6.50
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Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	382,559								
TOTAL MARKET OB/XF VALUE	65,164								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	502,723								
SOH/AGL Deduction	183,789								
ASSESSED VALUE	318,934								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	268,934								
TOTAL JUST VALUE	502,723								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	410,457								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007002	SWIM POOL	40,784	11/01/2017
B1530938	CO ISSUED	0	12/01/2015
B1530938	NEW CONSTR	428,134	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1250	6/05/2023	WD	Q	I	01	600,000
GRANTOR: GREEN WENDY & RONALD						
GRANTEE: COURTNEY CRAIG ALAN						
2016/1404	11/30/2015	WD	Q	I	01	306,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREEN WENDY & RONALD						

BUILDING NOTES									
BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47 \$ PTR=E20 FUS=[YR=2015] E34 S40 W13 STR=[YR=2015] S6 W9 N3 E5 N6 E4 S3\$ N3 W4 N18 W17 N19\$ W20\$.									

BUILDING DIMENSIONS									
BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47 \$ PTR=E20 FUS=[YR=2015] E34 S40 W13 STR=[YR=2015] S6 W9 N3 E5 N6 E4 S3\$ N3 W4 N18 W17 N19\$ W20\$.									

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