LOT 142
IN OR 1928/1874
PLUMMER CREEK #1 PB 8/28

RAINES STEPHEN & BROOKE A
83018 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0142-0000

BUILDING CHARACTERISTICS

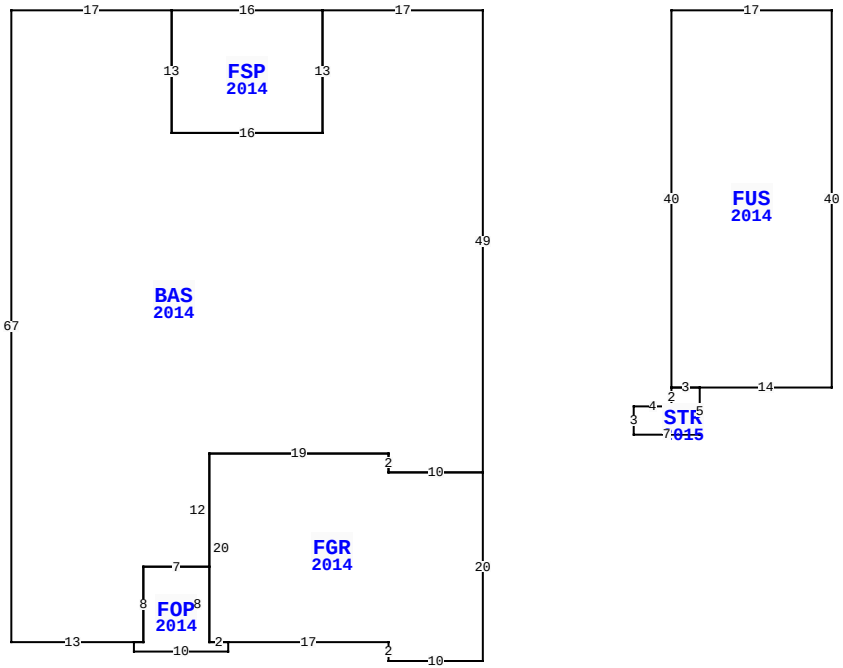
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	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	2,526	100	2,526	259,518
FGR	580	55	319	32,774
FOP	66	30	20	2,054
FSP	208	40	83	8,527
FUS	680	100	680	69,863
STR	27	10	3	309
TOTALS	4,087		3,631	373,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,631	118.0305	106.52	386,774	2014	2014	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2015 Heated Area: 3206 HX Base Yr 2015



83018 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,044
TOTAL MARKET OB/XF VALUE		5,595
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		433,639
SOH/AGL Deduction		170,876
ASSESSED VALUE		262,763
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		212,763
TOTAL JUST VALUE		433,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428413	CO ISSUED	0	08/06/2015
B1428413	NEW CONSTR	381,947	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1928/1874	7/10/2014	WD	Q	I	01	266,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAINES STEPHEN & BR						
1900/0964	1/31/2014	SW	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E17 S2 E10 N20 W10 N2 W19 S20 E2$ W2 N8 W7 S8 W1$ E1 N8 E7 N12 E19 S2 E10 N49$ PTR=E20 FUS=[YR=2014] E17 S40 W14 STR=[YR=2015] S5 W7 N3 E4 N2 E3$W3 N40$ W20$.

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	906.00	SF	6.50	6.50	100	2014	2014	3	95	5,595	

LAND DESCRIPTION

TOTAL OB/XF 5,595

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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS