LOT 143
IN OR 2196/1160
PLUMMER CREEK #1 PB 8/28

SMITH GREGORY & JANICE L
83024 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0143-0000

BUILDING CHARACTERISTICS

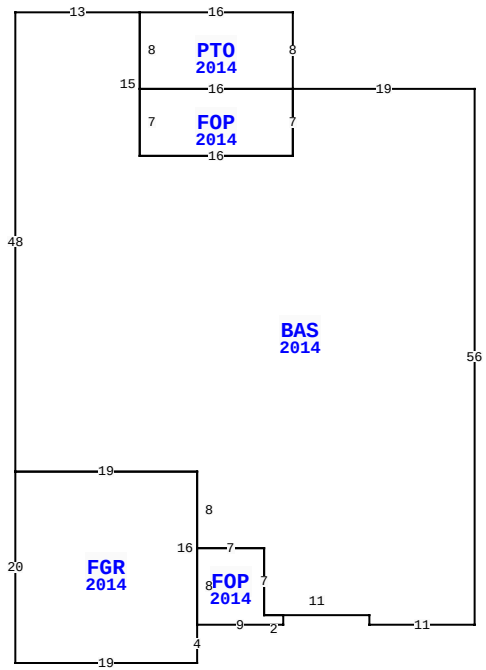
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,309	100	2,309	242,925
FGR	380	55	209	21,989
FOP	58	30	17	1,788
FOP	112	30	34	3,577
PTO	128	5	6	631
TOTALS	2,987		2,575	270,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	120.8592	109.08	280,881	2014	2014	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2019 Heated Area: 2309 HX Base Yr 2019



83024 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		270,910
TOTAL MARKET OB/XF VALUE		14,842
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,752
SOH/AGL Deduction		78,842
ASSESSED VALUE		261,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,910
TOTAL JUST VALUE		340,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429471	CO ISSUED	0	01/12/2015
B1429471	NEW CONSTR	279,718	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1160	5/14/2018	WD	Q	I	02	300,000
GRANTOR: WELDAY JOSEPH R & KAT						
GRANTEE: SMITH GREGORY & JAN						
1963/1459	1/20/2015	WD	Q	I	01	242,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELDAY JOSEPH R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 PTO=[YR=2014] N8 W16 S8 FOP=[YR=2014] S7 E16 N7 W16$ E16$ S7 W16 N15 W13 S48 FGR=[YR=2014] S20 E19N4 FOP=[YR=2014] E9 N1 W2 N7 W7 S8$ N16 W19$ E19 S8 E7 S7 E11 S1 E11 N56$.

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	722.00	SF	6.50	6.50	100	2014	2014	3	95	4,458	
2	0476	VF 6 SBPL	0	100	0	0	202.00	LF	32.00	32.00	100	2020	2020	3	98	6,335	
3	0855	CONC PAVER	0	100	0	0	409.00	SF	10.00	10.00	100	2020	2020	3	99	4,049	

LAND DESCRIPTION

TOTAL OB/XF 14,842

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