LOT 153
IN OR 2034/1735
PLUMMER CREEK #1 PB 8/28

PREWITT JEREMY N & ANDRIEL R
83106 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

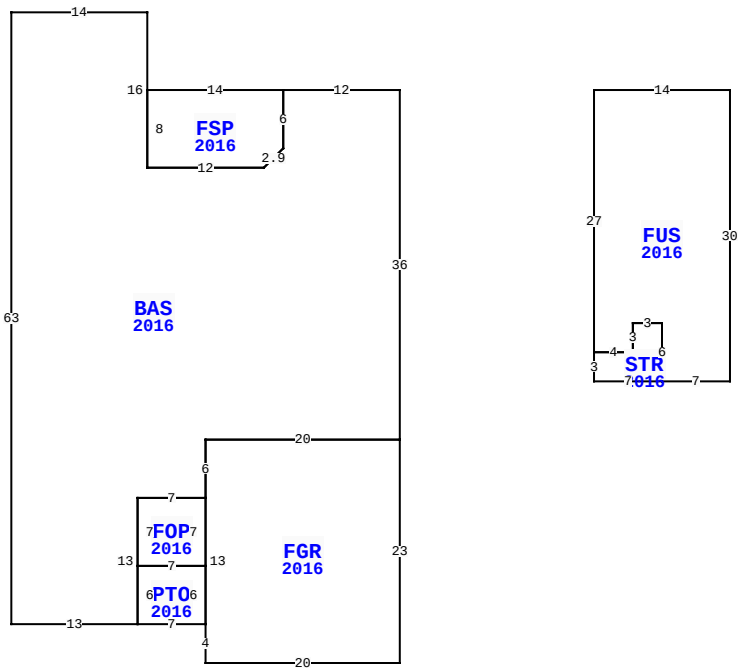
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	183,692
FGR	460	55	253	26,849
FOP	49	30	15	1,592
FSP	110	40	44	4,669
FUS	390	100	390	41,387
PTO	42	5	2	213
STR	30	10	3	319
TOTALS	2,812		2,438	258,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,438	120.5988	108.84	265,352	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2121 HX Base Yr 2017



83106 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,718
TOTAL MARKET OB/XF VALUE		4,426
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,144
SOH/AGL Deduction		96,821
ASSESSED VALUE		221,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,323
TOTAL JUST VALUE		318,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531042	CO ISSUED	0	03/17/2016
B1531042	NEW CONSTR	260,952	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2034/1735	3/16/2016	WD	Q	I	01	217,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PREWITT JEREMY N &						
1991/1824	7/09/2015	WD	U	V	11	35,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S4 E20 N23 W20 S6 FOP=[YR=2016] W7 S7 E7 N7$ S13$ N6 W7 S6$ N13 E7 N6 E20 N36$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N3 E4 N3 E3 S6$ N6 W3 S3 W4 N27$ 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	702.00	SF	6.50	6.50	100	2016	2016	3	97	4,426	

LAND DESCRIPTION

TOTAL OB/XF 4,426

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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS