

LOT 158
IN OR 1944/1967
PLUMMER CREEK #1 PB 8/28

TYLER JONATHAN S & CHI WAN
83156 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0158-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

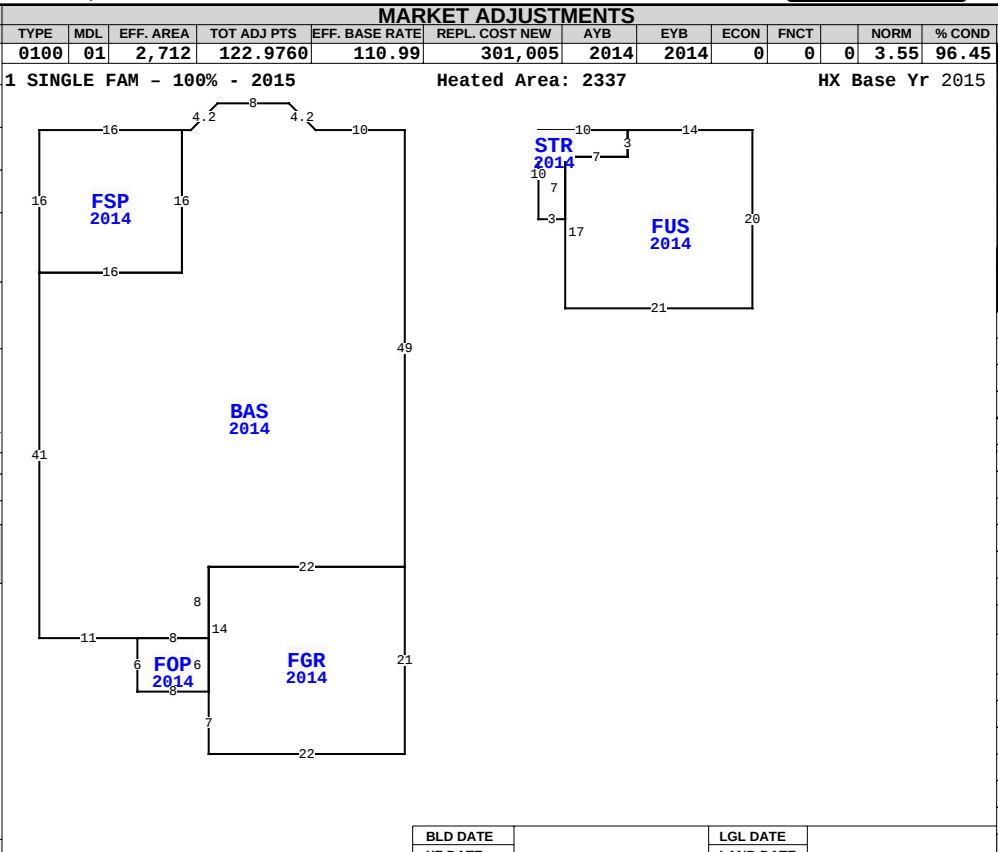
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	207,463
FGR	462	55	254	27,190
FOP	48	30	14	1,499
FSP	256	40	102	10,919
FUS	399	100	399	42,713
STR	51	10	5	535

TOTALS	3,154		2,712	290,319
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	710.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	
3	0462	ST/AL FNC	0	100	0	0	260.00	SF	10.00	10.00	

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



83156 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					290,319				
TOTAL MARKET OB/XF VALUE					9,041				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					354,360				
SOH/AGL Deduction					138,715				
ASSESSED VALUE					215,645				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					165,645				
TOTAL JUST VALUE					354,360				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					296,659				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428800	CO ISSUED	0	10/16/2014
B1429340	ADDITION	1,700	09/01/2014
B142880	NEW CONSTR	280,176	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1944/1967	10/17/2014	WD	Q	I	01	217,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: TYLER JONATHAN S &							
1914/1300	4/28/2014	SW	Q	V	05	141,300	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W10 U3 L3 W8 D3 L3 W1 FSP=[YR=2014] W16 S16 E16 N16\$ S16 W16 S41 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E22 N21 W22 S14\$N6 W8\$ E8 N8 E22 N49\$ PTR=E15 STR=[YR=2014] E10 FUS=[YR=2014] E14 S20 W21 N17 E7 N3\$ S3 W7 S7 W3 N10 \$ W15\$.									