LOT 169
IN OR 1977/1054
PLUMMER CREEK #1 PB 8/28

SMITH NICOLE
83260 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0169-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

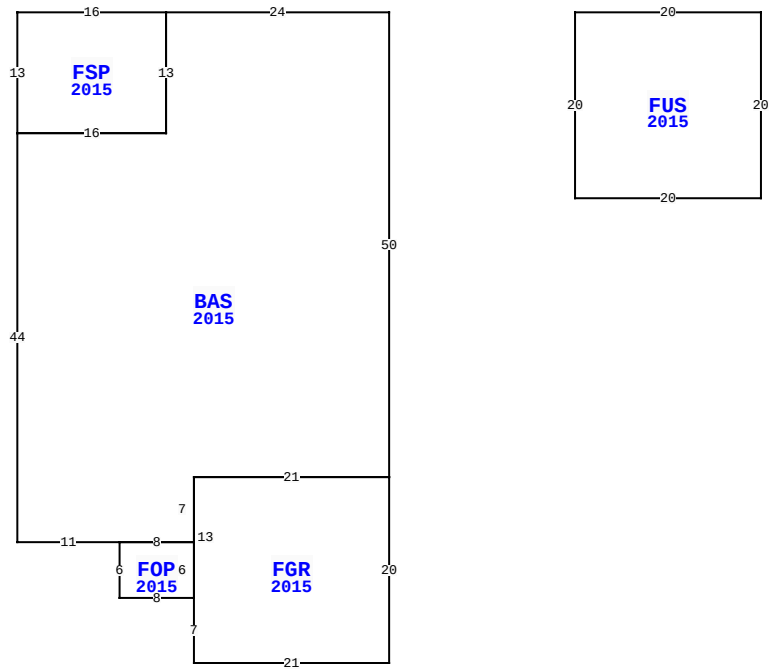
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,925	100	1,925	203,742
FGR	420	55	231	24,449
FOP	48	30	14	1,481
FSP	208	40	83	8,785
FUS	400	100	400	42,336
TOTALS	3,001		2,653	280,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,653	120.9600	109.17	289,628	2015	2015	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2016 Heated Area: 2325 HX Base Yr 2016



83260 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,794
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,100
SOH/AGL Deduction		121,182
ASSESSED VALUE		218,918
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,918
TOTAL JUST VALUE		340,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529901	CO ISSUED	0	04/20/2015
B1530233	ADDITION	1,700	04/01/2015
B1529901	NEW CONSTR	280,414	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1054	4/29/2015	WD	Q	I	01	213,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH NICOLE						
1957/1243	1/08/2015	WD	Q	V	05	241,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W16 S13 E16 N13$ S13 W16 S44 E11 FOP=[YR=2015] S6 E8 FGR=[YR=2015] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 FUS=[YR=2015] E20 S20 W20 N20$ 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	690.00	SF	6.50	6.50	100	2015	2015	3	96	4,306	

LAND DESCRIPTION

TOTAL OB/XF 4,306

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