LOT 170
PLUMMER CREEK #1 PB 8/28

NASSAR MARK JAMES
83266 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0170-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

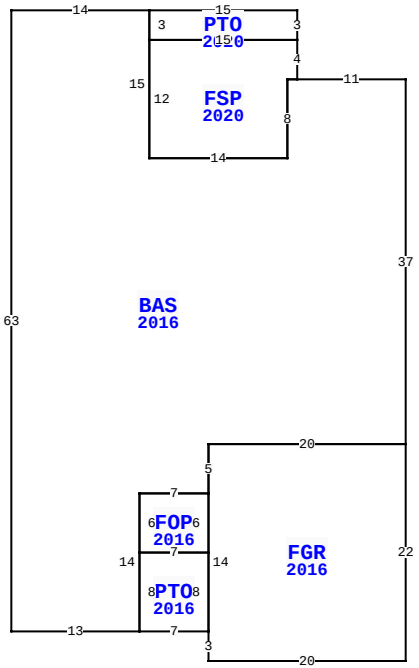
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	188,036
FGR	440	55	242	26,033
FOP	42	30	13	1,398
FSP	172	40	69	7,423
PTO	56	5	3	323
PTO	45	5	2	215
TOTALS	2,503		2,077	223,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	122.2452	110.33	229,155	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1748 HX Base Yr 2019



83266 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,426
TOTAL MARKET OB/XF VALUE		4,357
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,783
SOH/AGL Deduction		71,631
ASSESSED VALUE		211,152
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,152
TOTAL JUST VALUE		282,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531176	CO ISSUED	0	01/28/2016
B1531176	NEW CONSTR	217,032	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/271	5/09/2023	QC	U	I	11	100
GRANTOR: NASSAR MARK JAMES &						
GRANTEE: NASSAR MARK JAMES						
2215/1356	7/20/2018	WD	Q	I	01	240,000
GRANTOR: ALBERT JEREMY THOMAS						
GRANTEE: NASSAR MARK JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FSP=[YR=2020] N4 PTO=[YR=2020] N3 W15 S3 E15$ W15 S12 E14 N8 E1$ W1 S8 W14 N15 W14 S63 E13
PTO=[YR=2016] E7 FGR=[YR=2016] S3 E20 N22 W20 S5
FOP=[YR=2016] W7 S6 E7 N6$ S14$ N8 W7 S8$ N14 E7 N5 E20 N37$.

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	691.00	SF	6.50	6.50	100	2016	2016	3	97	4,357	

LAND DESCRIPTION

TOTAL OB/XF 4,357

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 06/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS