

LOT 176
IN OR 2043/775
PLUMMER CREEK #1 PB 8/28

GOOD BRANDON J & ANDREA L
83322 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0176-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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
---------	----------	----

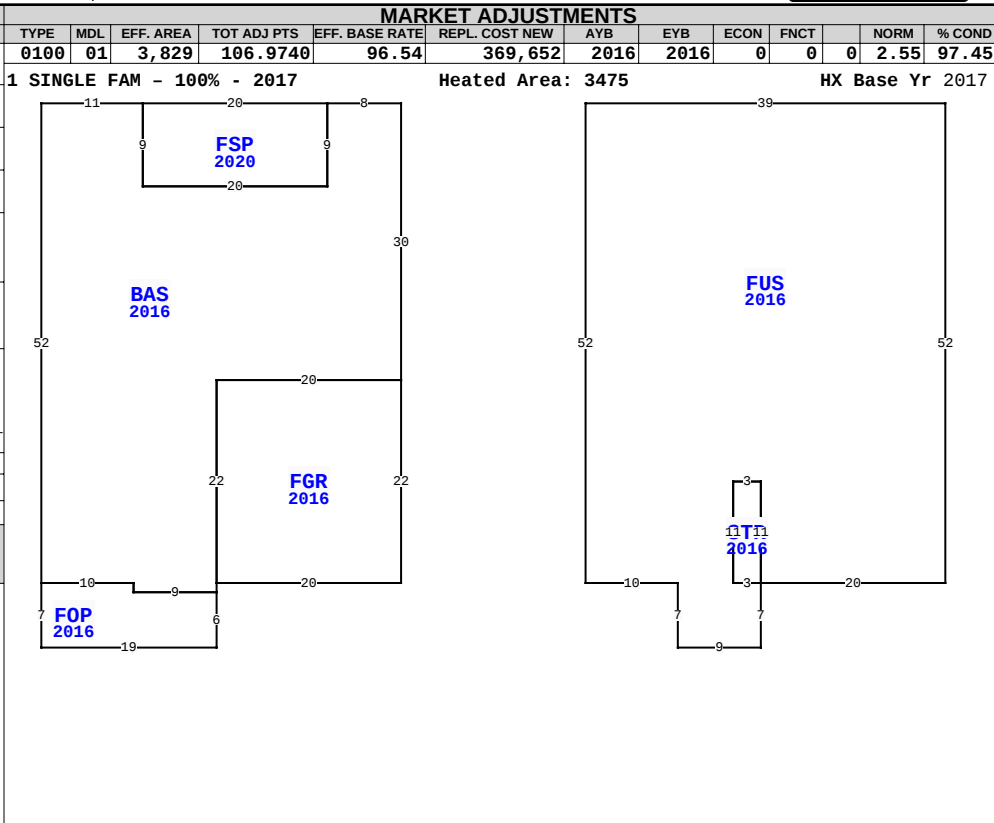
NEIGHBORHOOD/LOC	5013.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	133,309
FGR	440	55	242	22,767
FOP	124	30	37	3,481
FSP	180	40	72	6,774
FUS	2,058	100	2,058	193,613
STR	33	10	3	283

TOTALS	4,252		3,829	360,226
--------	-------	--	-------	---------

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	773.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	776.00	SF	10.00	10.00	
5	0475	VF 4 SBPL	0	100	0	0	52.00	LF	14.00	14.00	

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	



83322 PURPLE MARTIN DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
42,920											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						360,226					
TOTAL MARKET OB/XF VALUE						42,920					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						458,146					
SOH/AGL Deduction						127,889					
ASSESSED VALUE						330,257					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						280,257					
TOTAL JUST VALUE						458,146					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						380,050					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009416	SWIM POOL	58,618	10/07/2020
B1531600	CO ISSUED	0	04/08/2016
B1531600	NEW CONSTR	0	03/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2043/0775	4/18/2016	WD	Q	I	01	286,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: GOOD BRANDON J & AN							
2017/0230	12/03/2015	WD	Q	V	05	63,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W8 FSP=[YR=2020] W20 S9 E20 N9\$ S9 W20 N9 W11											
S52 FOP=[YR=2016] S7 E19 N6 W9 N1 W10\$ E10 S1 E9 N1											
FGR=[YR=2016] E20 N22 W20 S22\$ N22 E20 N30\$ PTR=E20											
FUS=[YR=2016] E39 S52 W20 STR=[YR=2016] W3 N11 E3 S11\$ N11											
W3 S11E3 S7 W9 N7 W10 N52\$ W20\$.											