

LOT 179
IN OR 2055/578
PLUMMER CREEK #1 PB 8/28

PAGE FREDRICK S & DENISE R
537 LAKE BRIDGE DR
ORMOND BEACH, FL 32174

2023

12-2N-26-1601-0179-0000



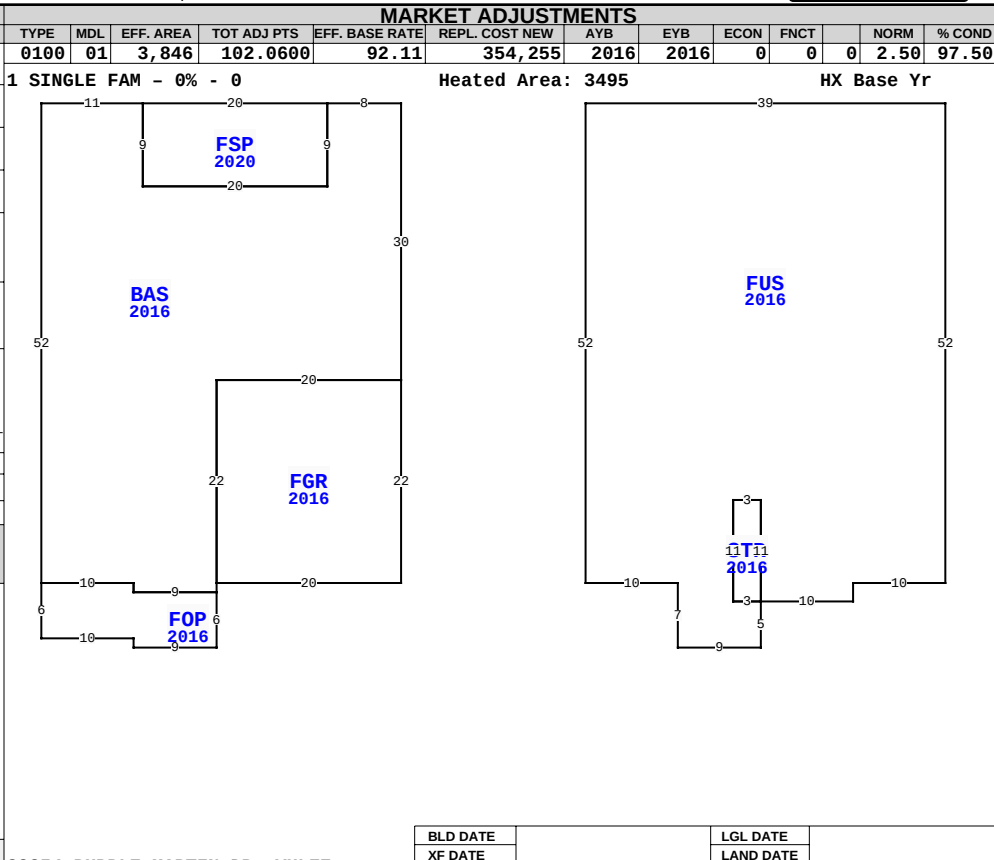
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	127,257
FGR	440	55	242	21,734
FOP	114	30	34	3,054
FSP	180	40	72	6,466
FUS	2,078	100	2,078	186,620
STR	33	10	3	269

TOTALS	4,262		3,846	345,399
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	664.00	SF	6.50
2	0476	VF 6 SBPL	0	0	0	0	94.00	LF	32.00



83354 PURPLE MARTIN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

LAND DESCRIPTION										TOTAL OB/XF										7,135	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
REVIEW DATE		06/22/2021		BY	KBA	Total Acres: 0.00			Total Land Value: 55,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										345,399										
TOTAL LAND VALUE - MARKET										7,135										
TOTAL MARKET VALUE										55,000										
SOH/AGL Deduction										407,534										
ASSESSED VALUE										31,594										
TOTAL EXEMPTION VALUE										375,940										
BASE TAXABLE VALUE										0										
TOTAL JUST VALUE										375,940										
NCON VALUE										407,534										
INCOME VALUE										0										
PREVIOUS YEAR MKT VALUE										341,764										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531408	CO ISSUED	0	05/10/2016
B1531408	NEW CONSTR	422,138	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2055/0578	3/25/2016	WD	U	I	11	18,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PAGE FREDERICK S &							
2036/1140	3/25/2016	WD	Q	I	01	268,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PAGE FREDRICK S & D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W8 FSP=[YR=2020] W20 S9 E20 N9\$ S9 W20 N9 W11									
S52 FOP=[YR=2016] S6 E10 S1 E9 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 W10 S2 W10 STR=[YR=2016] W3 N11 E3 S11\$									
N11 W3 S11 E3 S5 W9 N7 W10 N52\$ W20\$.									