LOT 106
IN OR 1930/499
PLUMMER CREEK #1 PB 8/28

GAY JOHN ZACHARY & CRYSTAL A
83399 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0106-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

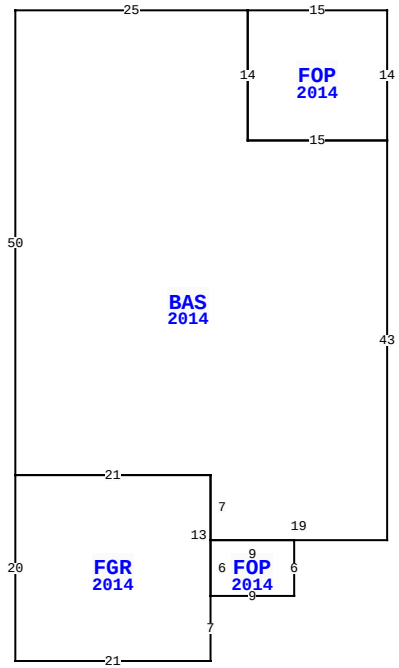
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	207,887
FGR	420	55	231	24,972
FOP	54	30	16	1,730
FOP	210	30	63	6,810
TOTALS	2,607		2,233	241,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	118.5408	112.61	251,458	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1923 HX Base Yr 2015



83399 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		241,400
TOTAL MARKET OB/XF VALUE		4,341
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		300,741
SOH/AGL Deduction		106,030
ASSESSED VALUE		194,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,711
TOTAL JUST VALUE		300,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428429	CO ISSUED	0	07/10/2014
B1428429	NEW CONSTR	276,407	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/0499	7/18/2014	WD	Q	I	01	191,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAY JOHN ZACHARY &						
1900/0964	1/31/2014	SW	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W15 BAS=[YR=2014] W25 S50 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E9 N6 W9 S6$ N13 W21$ E21 S7 E19 N43 W15 N14$ S14 E15 N14$.

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	703.00	SF	6.50	6.50	100	2014	2014	3	95	4,341	

LAND DESCRIPTION

TOTAL OB/XF 4,341

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 10/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS