LOT 107
PLUMMER CREEK #1 PB 8/28

BEAN CASSANDRA
83393 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

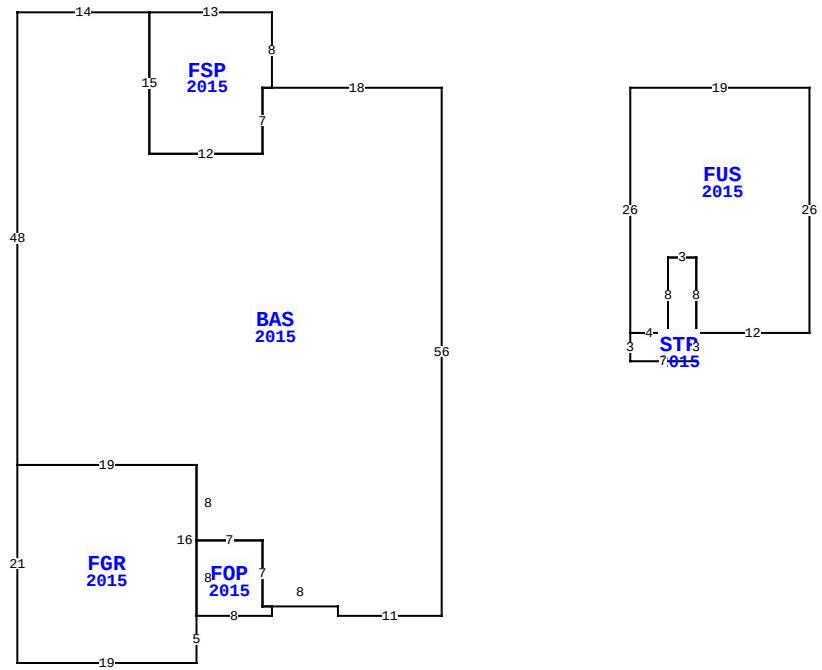
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	235,408
FGR	399	55	219	23,649
FOP	57	30	17	1,835
FSP	188	40	75	8,099
FUS	470	100	470	50,753
STR	45	10	4	432
TOTALS	3,339		2,965	320,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,965	117.8478	111.96	331,961	2015	2015	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2016 Heated Area: 2650 HX Base Yr 2016



83393 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		320,176
TOTAL MARKET OB/XF VALUE		4,279
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		379,455
SOH/AGL Deduction		161,960
ASSESSED VALUE		217,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,495
TOTAL JUST VALUE		379,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530174	CO ISSUED	0	06/25/2015
B1530603	REPAIR/RRF	1,700	06/01/2015
B1530174	NEW CONSTR	320,878	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1906	11/18/2023	QC	U	I	11	100
GRANTOR: BEAN RHETT						
GRANTEE: BEAN CASSANDRA						
1989/0799	7/02/2015	WD	Q	I	02	231,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BEAN CASSANDRA & RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 W13 S15 E12 N7 E1$ W1 S7 W12 N15 W14 S48 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N7 W7 S8$ N16 W19$ E19 S8 E7 S7 E8 S1 E11 N56$ PTR= E20 FUS=[YR=2015] E19S26 W12 STR=[YR=2015] S3 W7 N3 E4 N8 E3 S8$ N8 W3 S8 W4 N26$ 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	693.00	SF	6.50	6.50	100	2015	2015	3	95	4,279	

LAND DESCRIPTION

TOTAL OB/XF 4,279

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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS