LOT 110
PLUMMER CREEK #1 PB 8/28

WALKER JACOB M & ANNA M
83361 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

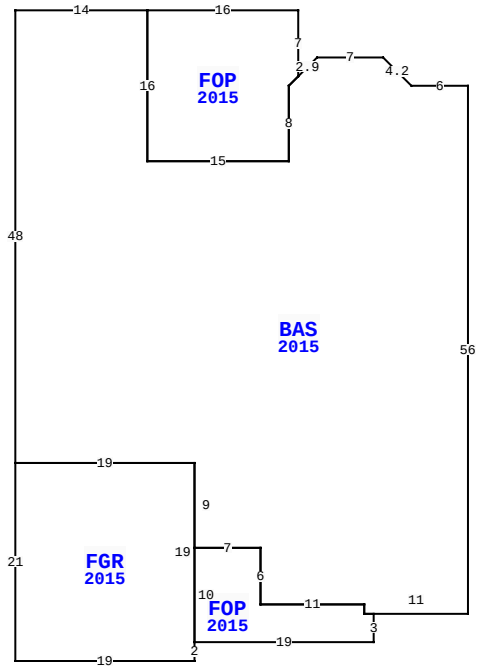
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	252,560
FGR	399	55	219	23,577
FOP	117	30	35	3,768
FOP	248	30	74	7,966
TOTALS	3,110		2,674	287,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	117.4320	111.56	298,311	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2346 HX Base Yr



83361 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,870
TOTAL MARKET OB/XF VALUE		5,539
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,409
SOH/AGL Deduction		0
ASSESSED VALUE		348,409
TOTAL EXEMPTION VALUE	13	348,409
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		348,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429617	NEW CONSTR	286,051	05/11/2015
B1429617	CO ISSUED	0	02/26/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2340/1751	2/12/2020	WD	Q	I	01	307,500
GRANTOR: JEWELL JONATHAN R & D						
GRANTEE: WALKER JACOB M & AN						
1965/1310	2/26/2015	WD	Q	I	01	234,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JEWELL JONATHAN RYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 U3 L3 W7 L2 D2 FOP=[YR=2015] N7 W16 S16 E15 N8 U1 R1 $ D1 L1 S8 W15 N16 W14 S48 FGR=[YR=2015] S21 E19 N2 FOP=[YR=2015] E19 N3 W1 N1 W11 N6 W7 S10$ N19 W19$ E19 S9 E7 S6 E11 S1 E11 N56$.

EXTRA FEATURES

L N	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	897.00	SF	6.50	6.50	100	2015	2015	3	95	5,539	

LAND DESCRIPTION

TOTAL OB/XF 5,539

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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