

LOT 137
IN OR 2082/1945
PLUMMER CREEK #1 PB 8/28

NICHOLS LEAH BLANTON
83005 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0137-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

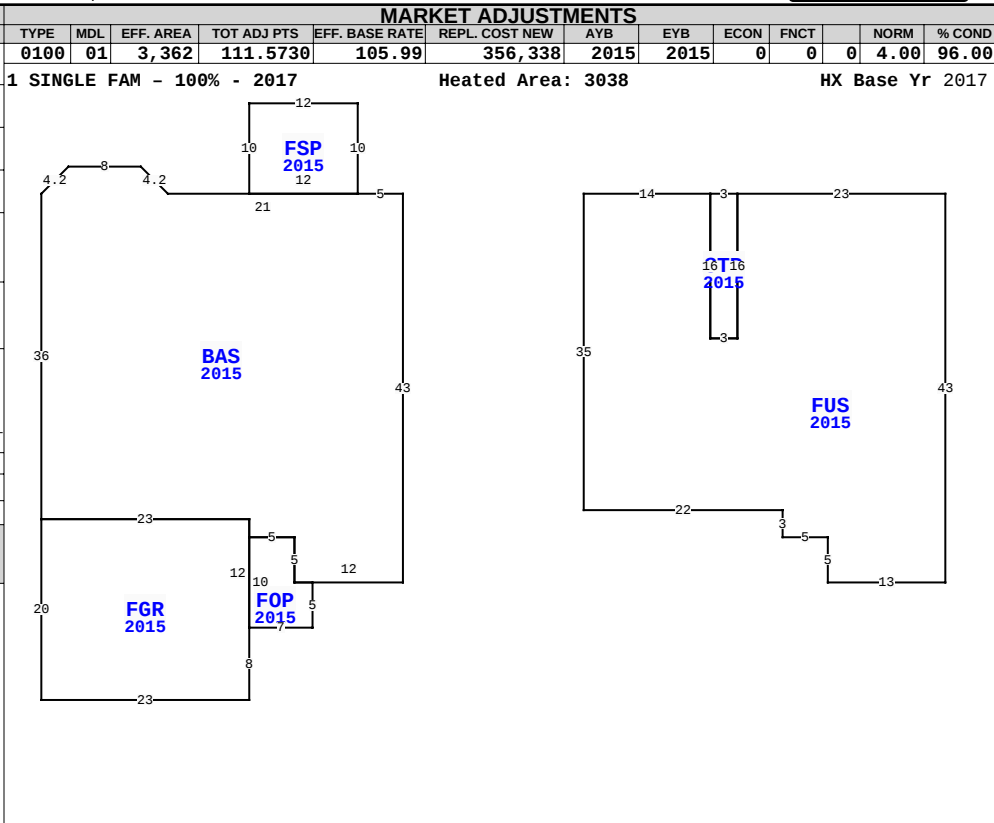
MAP NUM		MKT AREA	05
---------	--	----------	----

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	159,443
FGR	460	55	253	25,742
FOP	60	30	18	1,832
FSP	120	40	48	4,884
FUS	1,471	100	1,471	149,675
STR	48	10	5	509

TOTALS	3,726		3,362	342,084
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	672.00	SF	6.50
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2015	2015	3	95	4,150	
100	2015	2015	3	78	3,744	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,084	
TOTAL MARKET OB/XF VALUE		7,894	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		404,978	
SOH/AGL Deduction		139,618	
ASSESSED VALUE		265,360	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		210,360	
TOTAL JUST VALUE		404,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,753	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529891	CO ISSUED	0	04/30/2015
B1529897	NEW CONSTR	358,169	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/1945	10/31/2016	WD	Q	I	01	290,000
GRANTOR: BROOKS HENRY						
GRANTEE: NICHOLS LEAH BLANTO						
1982/0826	5/29/2015	WD	Q	I	01	252,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROOKS HENRY						

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

BUILDING DIMENSIONS									
BAS=[YR=2015] W5 FSP=[YR=2015] N10 W12 S10 E12\$ W21 U3 L3 W8 D3 L3 S36 FGR=[YR=2015] S20 E23 N8 FOP=[YR=2015] E7 N5 W2 N5 W5 S10\$ N12 W23\$ E23 S2 E5 S5 E12 N43\$ PTR=E20 FUS=[YR=2015] E14 STR=[YR=2015] E3 S16 W3 N16\$ S16 E3 N16 E23 S43 W13 N5 W5 N3 W22 N35\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							