LOT 147
PLUMMER CREEK #1 PB 8/28

MORETTI ANTHONY JOSEPH & BRIANNA E
83060 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0147-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

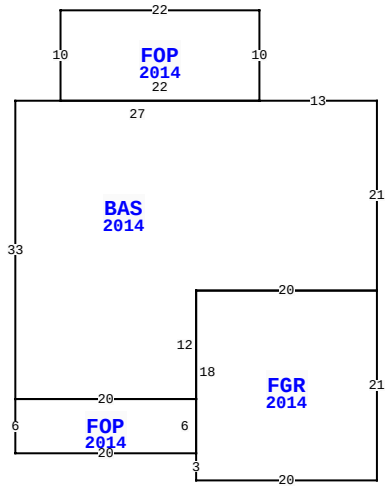
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

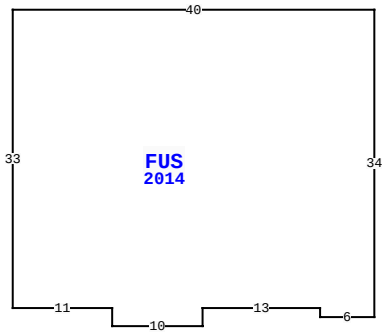
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	114,670
FGR	420	55	231	24,527
FOP	120	30	36	3,823
FOP	220	30	66	7,008
FUS	1,346	100	1,346	142,913
TOTALS	3,186		2,759	292,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,759	116.4240	110.60	305,145	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2426 HX Base Yr 2021





83060 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		292,939
TOTAL MARKET OB/XF VALUE		28,674
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,613
SOH/AGL Deduction		64,511
ASSESSED VALUE		312,102
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,102
TOTAL JUST VALUE		376,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428420	SWIM POOL	15,000	03/01/2014
B1428193	NEW CONSTR	280,546	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/1866	6/03/2024	WD	Q	I	01	510,000
GRANTOR: KRUMME RONALD D JR						
GRANTEE: MORETTI ANTHONY JOS						
2402/1466	10/21/2020	WD	Q	I	01	355,000
GRANTOR: CALVERLEY DAVID & MAR						
GRANTEE: KRUMME RONALD D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W22 S10 E22$ W27 S33 FOP=[YR=2014] S6 E20 FGR=[YR=2014] S3 E20 N21 W20 S18 $ N6 W20$ E20 N12 E20 N21$ PTR=E20 FUS=[YR=2014] E40 S34 W6 N1 W13 S2 W10 N2 W11 N33$ 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	0811	CONCRETE B	0	100	0	0	1,162.00	SF	5.20	5.20	100	2014	2014	3	95	5,740	
2	0855	CONC PAVER	0	100	0	0	669.00	SF	7.00	7.00	100	2014	2014	3	95	4,449	
3	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00	85.00	100	2014	2014	3	75	14,726	
4	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2015	2015	3	89	3,759	

LAND DESCRIPTION

TOTAL OB/XF 28,674

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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS