



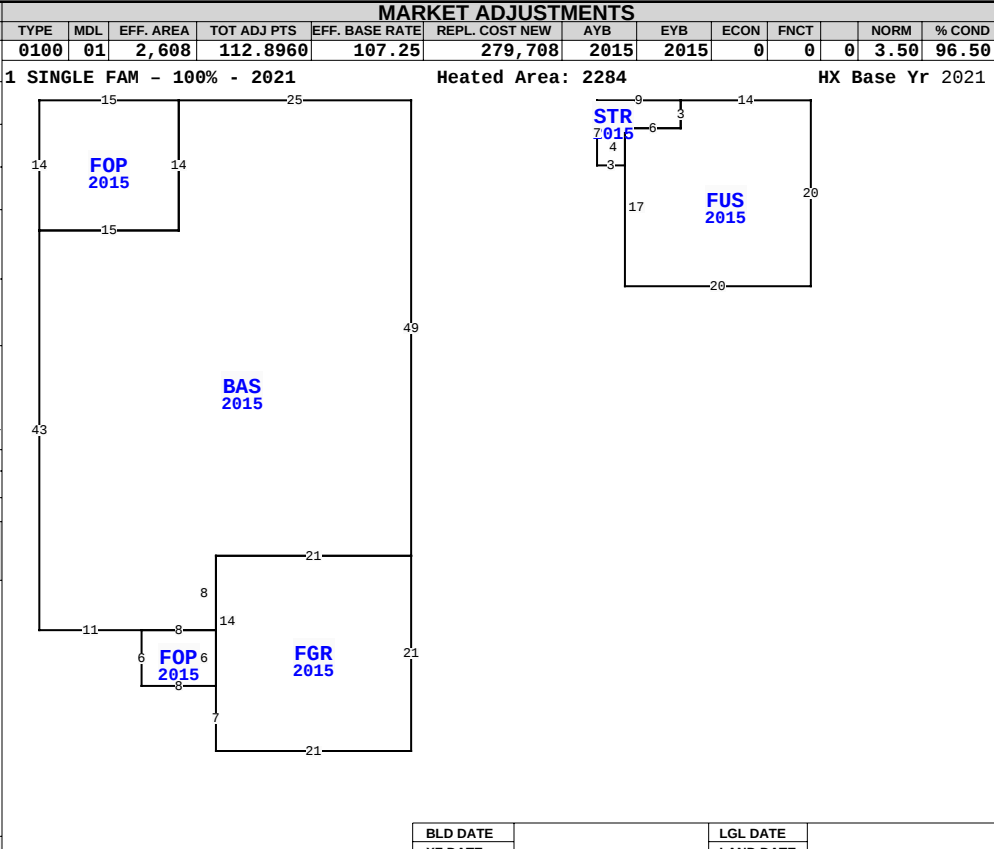
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,902	100	1,902	196,850
FGR	441	55	243	25,150
FOP	48	30	14	1,449
FOP	210	30	63	6,521
FUS	382	100	382	39,536
STR	39	10	4	414
TOTALS	3,022		2,608	269,918

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0504	FP-ELECTRI	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
REVIEW DATE		08/06/2020		BY	KBA



83176 PURPLE MARTIN DR, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
740.00	SF	6.50	6.50	100	2015	2015	3	95	4,570		
1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940		

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												269,918	
TOTAL MARKET OB/XF VALUE												6,510	
TOTAL LAND VALUE - MARKET												55,000	
TOTAL MARKET VALUE												331,428	
SOH/AGL Deduction												90,853	
ASSESSED VALUE												240,575	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												190,575	
TOTAL JUST VALUE												331,428	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												319,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530683	CO ISSUED	0	10/26/2015
B1530683	NEW CONSTR	282,577	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/1278	10/07/2020	WD	Q	I	01	315,000	
GRANTOR: BEACH JAMES E & RACHE							
GRANTEE: WILKES ROME W & BRO							
2012/0556	10/27/2015	WD	Q	I	01	225,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BEACH JAMES E & RAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W25 FOP=[YR=2015] W15 S14 E15 N14\$ S14 W15 S43 E11 FOP=[YR=2015] S6 E8 FGR=[YR=2015] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$ PTR=E20 STR=[YR=2015] E9 FUS=[YR=2015] E14 S20 W20 N17 E6 N3\$ S3 W6 S4 W3 N7\$ W20\$.									