

LOT 161  
IN OR 1948/1809  
PLUMMER CREEK #1 PB 8/28

HEAFNER SUSAN  
83186 PURPLE MARTIN DR  
YULEE, FL 32097

2024

12-2N-26-1601-0161-0000



| 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                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

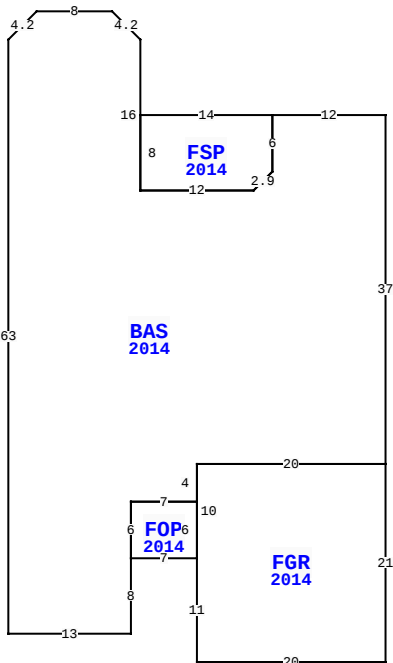
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5013.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,777            | 100         | 1,777        | 196,585              |
| FGR       | 420              | 55          | 231          | 25,555               |
| FOP       | 42               | 30          | 13           | 1,438                |
| FSP       | 110              | 40          | 44           | 4,868                |
| TOTALS    | 2,349            |             | 2,065        | 228,446              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0810       | CONCRETE A  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |   |      |        |  |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                       | 01  | 2,065     | 121.9365    | 115.84         | 239,210        | 2014 | 2014 | 0    | 0    | 0 | 4.50 | 95.50  |  |
| 1 SINGLE FAM - 100% - 2015 |     |           |             |                |                |      |      |      |      |   |      |        |  |
| Heated Area: 1777          |     |           |             |                |                |      |      |      |      |   |      |        |  |
| HX Base Yr 2015            |     |           |             |                |                |      |      |      |      |   |      |        |  |



|                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 83186 PURPLE MARTIN DR, YULEE |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 4,341             |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 228,446     |
| TOTAL MARKET OB/XF VALUE  |  |  | 4,341       |
| TOTAL LAND VALUE - MARKET |  |  | 55,000      |
| TOTAL MARKET VALUE        |  |  | 287,787     |
| SOH/AGL Deduction         |  |  | 169,987     |
| ASSESSED VALUE            |  |  | 117,800     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 67,800      |
| TOTAL JUST VALUE          |  |  | 287,787     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 277,504     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1429155   | CO ISSUED   | 0       | 11/14/2014 |
| B1429155   | NEW CONSTR  | 214,970 | 08/01/2014 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1948/1809                      | 11/19/2014 | WD        | Q   | I   | 01     | 188,700    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |            |
| GRANTEE: HEAFNER SUSAN         |            |           |     |     |        |            |
| 1922/0695                      | 6/11/2014  | SW        | Q   | V   | 05     | 284,600    |
| GRANTOR: BWC LAND PLUMMER LLC  |            |           |     |     |        |            |
| GRANTEE: DREAM FINDERS HOMES   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| BAS=[YR=2014] W12 FSP=[YR=2014] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21 W20 S10\$ N6 W7 S6\$ N6 E7 N4 E20N37\$. |  |  |  |  |  |  |