LOT 179
IN OR 2055/578
PLUMMER CREEK #1 PB 8/28

PAGE FREDRICK S & DENISE R
537 LAKE BRIDGE DR
ORMOND BEACH, FL 32174

2024

12-2N-26-1601-0179-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

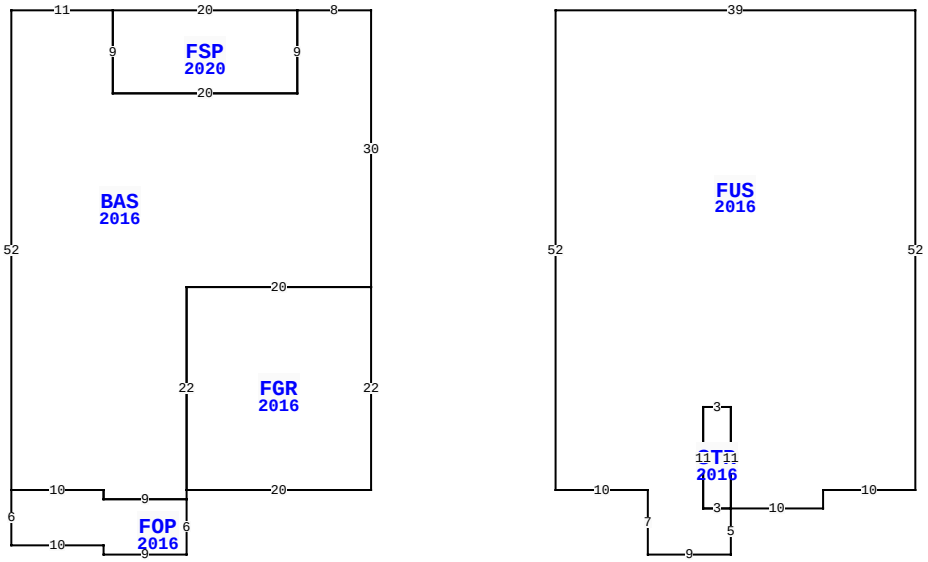
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	133,270
FGR	440	55	242	22,760
FOP	114	30	34	3,198
FSP	180	40	72	6,772
FUS	2,078	100	2,078	195,439
STR	33	10	3	282
TOTALS	4,262		3,846	361,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,846	102.0600	96.96	372,908	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 3495 HX Base Yr



83354 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	361,721
TOTAL MARKET OB/XF VALUE	7,031
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	423,752
SOH/AGL Deduction	10,218
ASSESSED VALUE	413,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,534
TOTAL JUST VALUE	423,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531408	CO ISSUED	0	05/10/2016
B1531408	NEW CONSTR	422,138	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0578	3/25/2016	WD	U	I	11	18,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PAGE FREDERICK S &						
2036/1140	3/25/2016	WD	Q	I	01	268,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PAGE FREDRICK S & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 FSP=[YR=2020] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2016] S6 E10 S1 E9 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2016] E20 N22 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2016] E39 S52 W10 S2 W10 STR=[YR=2016] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ 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	0810	CONCRETE A	0	0	0	0	664.00	SF	6.50	6.50	100	2016	2016	3	96	4,143	
2	0476	VF 6 SBPL	0	0	0	0	94.00	LF	32.00	32.00	100	2020	2020	3	96	2,888	

LAND DESCRIPTION

TOTAL OB/XF 7,031

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS