

BEAN CASSANDRA
83393 PURPLE MARTIN DR
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

017CB STUCCO 90

Exterior Wall

005AVERAGE 10

Roof Structure

003GABLE/HIP 100

Roof Cover

003COMP SHNGL 100

Interior Wall

005DRYWALL 100

Interior Floo

011CLAY TILE 50

Interior Floo

013LVT/LAMNT 50

Air Condition

003CENTRAL 100

Heating Type

004AIR DUCTED 100

Bedrooms

2100

Bathrooms

1.5100

Frame Stories Units

003MASONRY 100
1.1.100
0100

Occupancy

000NONE 100

Quality

003Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1,152

116,461

BAS

252

100

252

25,476

PTO

36

5

2

202

TOTALS

1,440

1,406

142,140

EXTRA FEATURES

L N

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

00

00

00

00

48.00

SF

6.50

6.50

100

2000

2000

3

79

246

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

000006

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

80,000.00

80,000.00

80,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

1.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100011,406118.8720

EFF. BASE RATE

112.93

REPL. COST NEW

158,780

AYB

1997

EYB

2002

ECON

0

FNCT

0

NORM

10.48

% COND

89.52

1 SINGLE FAM - 0% - 2024

Heated Area: 1404

HX Base Yr

Area Diagram

Diagram showing lot dimensions and area calculations.

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUEDISCOUNTRSN CD

2643/3375/22/2023WDQI01268,000

GRANTOR: SCARBROUGH CHRISTY

GRANTEE: BEAN CASSANDRA

2461/15145/11/2021WDQI01215,000

GRANTOR: WYLIE JIMMIE B & TERE

GRANTEE: SCARBROUGH CHRISTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 BAS=[YR=2013] N14 W18 S14 E18\$ W18 S32 E6
PTO=[YR=2013] S6 E6 N6 W6\$ E30 N32\$.

NASSAU COUNTY PROPERTY

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