LOT 107
PLUMMER CREEK #1 PB 8/28

BEAN CASSANDRA
83393 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

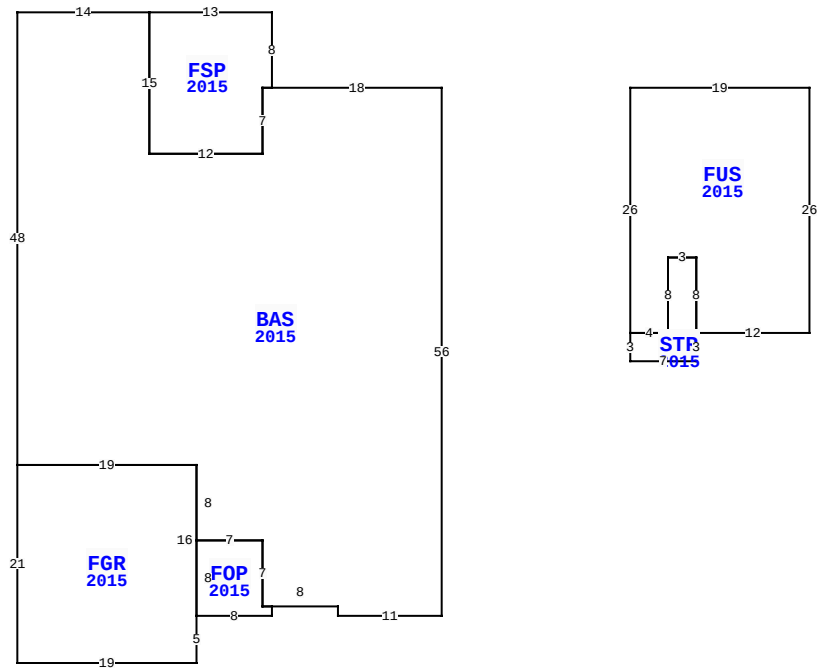
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2015	2,180	246,508
FGR	399	55	2015	219	24,764
FOP	57	30	2015	17	1,922
FSP	188	40	2015	75	8,481
FUS	470	100	2015	470	53,147
STR	45	10	2015	4	452
TOTALS	3,339			2,965	335,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,965	117.8478	117.85	349,425	2015	2015	0	0	0	4.05	95.95

1 SINGLE FAM – 100% - 2016 Heated Area: 2650 HX Base Yr 2016



83393 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,273
TOTAL MARKET OB/XF VALUE		4,279
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,552
SOH/AGL Deduction		175,750
ASSESSED VALUE		223,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,080
TOTAL JUST VALUE		399,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530174	CO ISSUED	0	06/25/2015
B1530603	REPAIR/RRF	1,700	06/01/2015
B1530174	NEW CONSTR	320,878	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1906	11/18/2023	QC	U	I	11	100
GRANTOR: BEAN RHETT						
GRANTEE: BEAN CASSANDRA						
1989/0799	7/02/2015	WD	Q	I	02	231,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BEAN CASSANDRA & RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N8 W13 S15 E12 N7 E1$ W1 S7 W12 N15 W14 S48 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N7 W7 S8$ N16 W19$ E19 S8 E7 S7 E8 S1 E11 N56$ PTR= E20 FUS=[YR=2015] E19S26 W12 STR=[YR=2015] S3 W7 N3 E4 N8 E3 S8$ N8 W3 S8 W4 N26$ W20$.

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	0	100	0	0	693.00	SF	6.50	6.50	100	2015	2015	3	95	4,279	

LAND DESCRIPTION

TOTAL OB/XF 4,279

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS