



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 100	0100	01	2,519	116.4240	116.42	293,262	2014	2014	0	0	0	4.50	95.50	PAGE 1 of 1 4											
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2024												Heated Area: 2211 HX Base Yr 2024												
Roof Cover	03	COMP SHNGL 100															VALUATION BY										
Interior Wall	05	DRYWALL 100															STANDARD										
Interior Floor	11	CLAY TILE 50															Tax Group: 4										
Interior Floor	14	CARPET 50															Tax Dist:										
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE										
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE										
Bedrooms	4	100															TOTAL LAND VALUE - MARKET										
Bathrooms	2	100															TOTAL MARKET VALUE										
Frame	02	WOOD FRAME 100															SOH/AGL Deduction										
Stories	1.	1. 100															ASSESSED VALUE										
Units	0	100															TOTAL EXEMPTION VALUE										
Occupancy	00	NONE 100															BASE TAXABLE VALUE										
Quality			04	Quality Level 04		TOTAL JUST VALUE										NCON VALUE											
DOR CODE			0100	SINGLE FAMILY		INCOME VALUE										PREVIOUS YEAR MKT VALUE											
MAP NUM				MKT AREA																							
NEIGHBORHOOD/LOC			5013.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,211	100	2014	2,211	245,822																						
FGR	380	55	2014	209	23,237																						
FOP	141	30	2014	42	4,670																						
FSP	128	40	2014	51	5,670																						
PTO	128	5	2014	6	668																						
TOTALS			2,988			2,519	280,065																				
EXTRA FEATURES						83381 PURPLE MARTIN DR, YULEE																					
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								MLU		
1	0810	CONCRETE A	0	100	0	0	886.00	SF	6.50	6.50	100	2014	2014	3	94	5,413											
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2020	2020	3	95	4,742											
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