

LOT 112
IN OR 1928/613
PLUMMER CREEK #1 PB 8/28

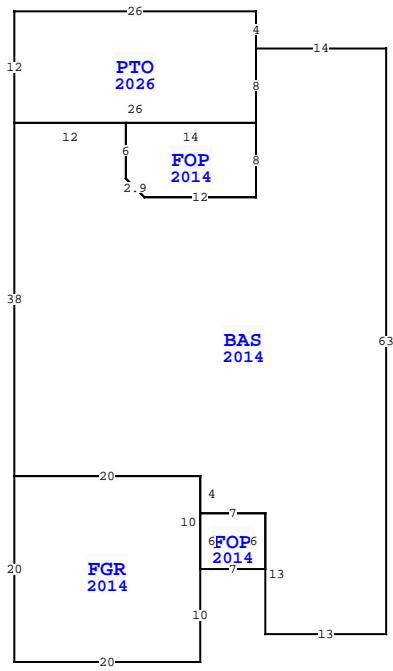
MCCOY NATHANIEL S & LESLIE
83347 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0112-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	YEAR
BAS	1,771	100	2014
FGR	400	55	2014
FOP	42	30	2014
FOP	110	30	2014
PTO	312	5	2026
TOTALS	2,635		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2015			114.2190	114.22	234,494	2014	2014	0	0	5.00	95.00
Heated Area: 1771											
HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			222,769
TOTAL MARKET OB/XF VALUE			5,065
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			287,834
SOH/AGL Deduction			115,617
ASSESSED VALUE			172,217
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			121,495
TOTAL JUST VALUE			287,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428414	CO ISSUED	0	06/26/2014
B1428414	NEW CONSTR	210,998	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/0613	6/27/2014	WD Q	Q	I	01	165,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCOY NATHANIEL S &						
1900/0964	1/31/2014	SW Q	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

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	829.00	SF	6.50	6.50	100	2014	2014	3	94	5,065	

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

BUILDING NOTES	
BAS=[YR=2014;ORIG=0,0] W14 S8 S8 W12 U2L2 N6 W12 S38 E20 S4 E7 S13 E13 N63 \$	
FGR=[YR=2014;ORIG=-40,46] S20 E20 N10 N10 W20 \$	
FOP=[YR=2014;ORIG=-14,8] W14 S6 D2R2 E12 N8 \$	
FOP=[YR=2014;ORIG=-20,56] E7 N6 W7 S6 \$	
PTO=[YR=2026;ORIG=-40,8] E26 N8 N4 W26 S12 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							