LOT 114
IN OR 2009/1607
PLUMMER CREEK #1 PB 8/28

BURNSIDE JORDIE L
83321 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0114-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

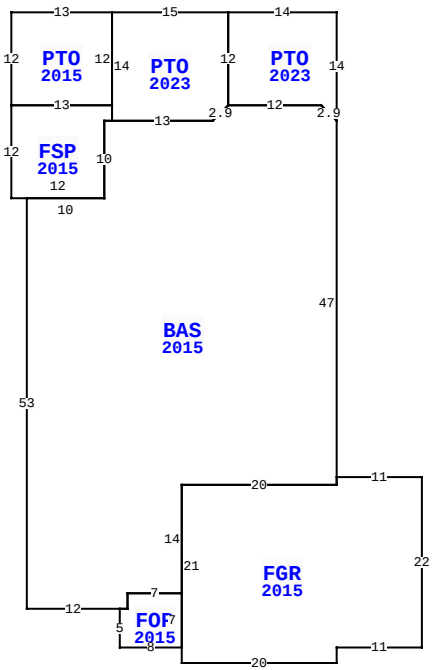
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2015	2,114	234,847
FGR	702	55	2015	386	42,881
FOP	54	30	2015	16	1,778
FSP	146	40	2015	58	6,444
PTO	156	5	2015	8	889
PTO	170	5	2023	8	889
PTO	208	5	2023	10	1,111
TOTALS	3,550			2,600	288,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	115.7184	115.72	300,872	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2114 HX Base Yr 2016



83321 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,837
TOTAL MARKET OB/XF VALUE		12,200
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		361,037
SOH/AGL Deduction		120,189
ASSESSED VALUE		240,848
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,126
TOTAL JUST VALUE		361,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008904	SCRN ENCLSR	10,153	06/10/2022
B1530279	CO ISSUED	0	10/13/2015
B1530279	NEW CONSTR	273,141	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/1607	10/16/2015	WD	Q	I	01	226,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BURNSIDE JORDIE L						
1968/1335	3/12/2015	WD	Q	V	01	39,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

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	100	0	0	1,052.00	SF	6.50	6.50	100	2015	2015	3	95	6,496	
2	0911	SCRN RM A	1	100	0	0	336.00	SF	17.50	17.50	100	2023	2023		97	5,704	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] U2L2 W12 D2L2 W13 W1 S10 W10 S53 E12 E1 N2 E7 N14 E20 N47 $
FGR=[YR=2015;ORIG=-20,68] S2 E20 N2 E11 N22 W11 S1 W20 S21 $
PTO=[YR=2015;ORIG=-29,-2] N12 W13 S12 E13 $
FSP=[YR=2015;ORIG=-29,0] N2 W13 S12 E12 N10 E1 $
FOP=[YR=2015;ORIG=-28,63] S5 E8 N7 W7 S2 W1 $
PTO=[YR=2023;ORIG=-29,-14] E15 S12 D2L2 W13 N14 $
PTO=[YR=2023;ORIG=-14,-14] E14 S14 U2L2 W12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS