LOT 115
IN OR 2027/832
PLUMMER CREEK #1 PB 8/28

CLARK STEPHANIE PAIGE
83311 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0115-0000

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 70
Interior Floo	14	CARPET 30
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

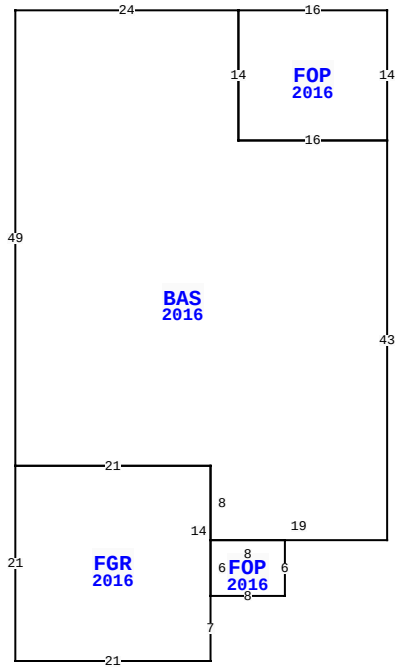
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2016	1,888	219,541
FGR	441	55	2016	243	28,257
FOP	48	30	2016	14	1,628
FOP	224	30	2016	67	7,791
TOTALS	2,601			2,212	257,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	120.4959	120.50	266,546	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1888 HX Base Yr 2018



83311 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,217
TOTAL MARKET OB/XF VALUE		3,816
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		321,033
SOH/AGL Deduction		92,688
ASSESSED VALUE		228,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,623
TOTAL JUST VALUE		321,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531208	CO ISSUED	0	02/05/2016
B1531208	NEW CONSTR	240,242	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0832	1/26/2016	WD	Q	V	01	217,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CLARK STEPHANIE PAI						
1997/0573	8/07/2015	WD	Q	V	05	67,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S49 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N14 W21$ E21 S8 E19 N43 W16 N14$ S14 E16 N14$.

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	618.00	SF	6.50	6.50	100	2016	2016	3	95	3,816	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS