LOT 116
PLUMMER CREEK #1 PB 8/28

DEGRACE SHARON L/E/
83297 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0116-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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

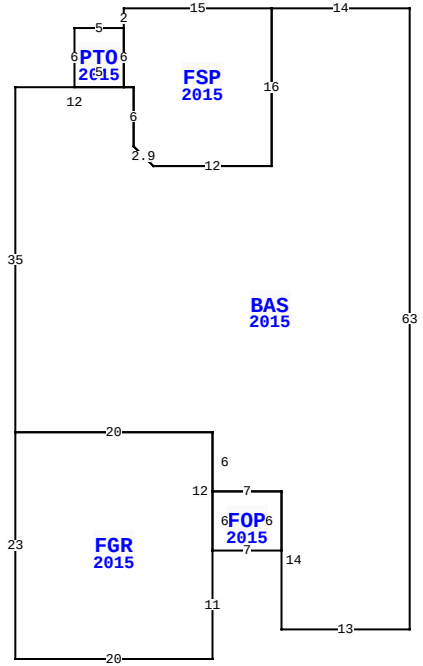
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2015	1,704	204,349
FGR	460	55	2015	253	30,341
FOP	42	30	2015	13	1,559
FSP	230	40	2015	92	11,033
PTO	30	5	2015	2	240
TOTALS	2,466			2,064	247,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	124.9206	124.92	257,835	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1704 HX Base Yr 2016



83297 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		247,522
TOTAL MARKET OB/XF VALUE		4,563
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,085
SOH/AGL Deduction		110,469
ASSESSED VALUE		201,616
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		95,894
TOTAL JUST VALUE		312,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529983	CO ISSUED	0	05/08/2015
B1530234	ADDITION	1,700	04/01/2015
B1529983	NEW CONSTR	215,921	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/1276	5/26/2025	LE	U	I	11	100
GRANTOR: DEGRACE SHARON						
GRANTEE: DEGRACE JACK						
1980/1691	5/20/2015	WD	Q	I	02	204,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEGRACE SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2015] W15 S2 PTO=[YR=2015] W5 S6 E5 N6$ S6 E1 S6 D2 R2 E12 N16$ S16 W12 U2 L2 N6 W12 S35 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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	739.00	SF	6.50	6.50	100	2015	2015	3	95	4,563	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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