

LOT 118
PLUMMER CREEK #1 PB 8/28

DE BOER JUSTIN A
83277 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5013.00
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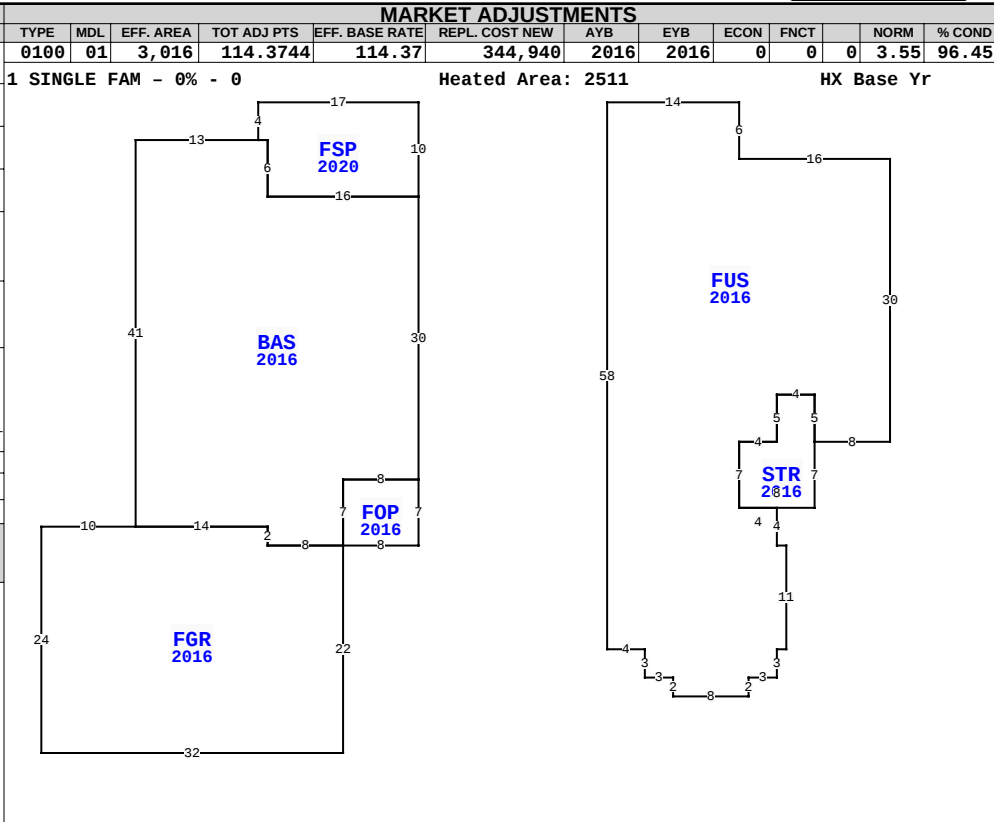
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2016	1,110	122,444
FGR	752	55	2016	414	45,668
FOP	56	30	2016	17	1,875
FSP	164	40	2020	66	7,280
FUS	1,401	100	2016	1,401	154,544
STR	76	10	2016	8	883

TOTALS	3,559			3,016	332,695
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,129.00	SF	5.20
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0462	ST/AL FNC	0	0	0	0	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE	06/25/2021	BY	KBA
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83277 PURPLE MARTIN DR, YULEE

93277 PURPLE MARTIN DR, YULEE				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,129.00	SF	5.20	5.20	100	2016	2016	3	95	5,577	
1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
240.00	SF	10.00	10.00	100	2017	2017	3	81	1,944	
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TOTAL OB/XF										9,461		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00		

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			332,695
TOTAL MARKET OB/XF VALUE			9,461
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			402,156
SOH/AGL Deduction			0
ASSESSED VALUE			402,156
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			402,156
TOTAL JUST VALUE			402,156
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632602	NEW CONSTR	5,424	07/01/2016
B1530986	CO ISSUED	0	02/19/2016
B1530986	NEW CONSTR	322,122	08/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2277/1497	5/20/2019	WD	Q	I	01
GRANTOR: HARTSOG JOHN J & EMMA					SALE PRICE
GRANTEE: DE BOER JUSTIN A					305,000
2043/1505	4/15/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					247,000
GRANTEE: HARTSOG JOHN J & EM					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W17 S4 BAS=[YR=2016] W13 S41 FGR=[YR=2016] W10 S24 E32 N22 W8 N2 W14S\$E14 S2 E8 FOP=[YR=2016] E8 N7 W8 S7\$N7 E8 N30 W16 N6 W1\$ E1 S6 E16N10\$ PTR=E20 FUS=[YR=2016] E14 S6 E16 S30 W8 STR=[YR=2016] S7 W8 N7 E4 N5 E4 S5\$N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58\$ W20\$.									