LOT 125
PT OR 2170/235
PLUMMER CREEK #1 PB 8/28

MNSF II W1 LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

2025

12-2N-26-1601-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

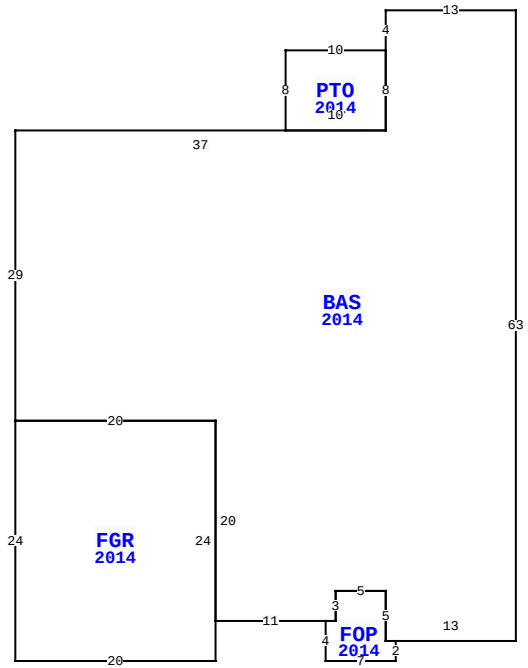
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,217	100	2014	2,217	246,693
FGR	480	55	2014	264	29,376
FOP	41	30	2014	12	1,336
PTO	80	5	2014	4	446
TOTALS	2,818			2,497	277,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	117.1296	117.13	292,474	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 0 Heated Area: 2217 HX Base Yr



83195 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,850
TOTAL MARKET OB/XF VALUE	9,436
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	347,286
SOH/AGL Deduction	0
ASSESSED VALUE	347,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,286
TOTAL JUST VALUE	347,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327922	NEW CONSTR	257,228	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0235	12/08/2017	SW	U	I	37	1,111,500
GRANTOR: TAMPA NGH LLC						
GRANTEE: MNSF II W1 LLC						
1869/0995	7/15/2013	SW	Q	V	01	33,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: TAMPA NGH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 S4 PTO=[YR=2014] W10 S8 E10 N8$ S8 W37 S29 FGR=[YR=2014] S24 E20 N24 W20$ E20 S20 E11 FOP=[YR=2014] S4 E7 N2 W1 N5 W5 S3 W1$ E1 N3 E5 S5 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	0	0	0	875.00	SF	6.50	6.50	100	2014	2014	3	94	5,346	
2	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	100	2014	2014	3	71	4,090	

LAND DESCRIPTION

TOTAL OB/XF 9,436

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS