LOT 128
IN OR 1969/157
PLUMMER CREEK #1 PB 8/28

FRIEDEL JOHN
83161 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0128-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

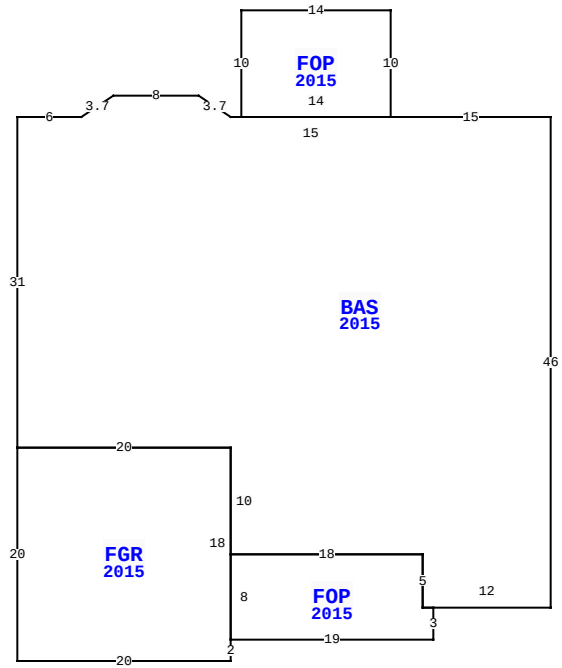
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2015	1,932	225,386
FGR	400	55	2015	220	25,665
FOP	140	30	2015	42	4,900
FOP	147	30	2015	44	5,133
TOTALS	2,619			2,238	261,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	121.5249	121.52	271,962	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 1932 HX Base Yr



83161 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	261,084
TOTAL MARKET OB/XF VALUE	4,674
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	325,758
SOH/AGL Deduction	0
ASSESSED VALUE	325,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,758
TOTAL JUST VALUE	325,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429717	CO ISSUED	0	03/11/2015
B1429717	NEW CONSTR	236,150	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0157	3/20/2015	WD	Q	I	01	193,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FRIEDEL JOHN						
1940/0316	9/25/2014	WD	Q	V	05	261,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] N10 W14 S10 E14$ W15 U2 L3 W8 D2 L3 W6 S31 FGR=[YR=2015] S20 E20 N2 FOP=[YR=2015] E19 N3 W1 N5 W18 S8$ N18 W20$ E20 S10 E18 S5 E12 N46$.

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	757.00	SF	6.50	6.50	100	2015	2015	3	95	4,674	

LAND DESCRIPTION

TOTAL OB/XF 4,674

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 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