LOT 130
IN OR 1987/1722
PLUMMER CREEK #1 PB 8/28

SMITH BRETT A
83133 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0130-0000

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		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

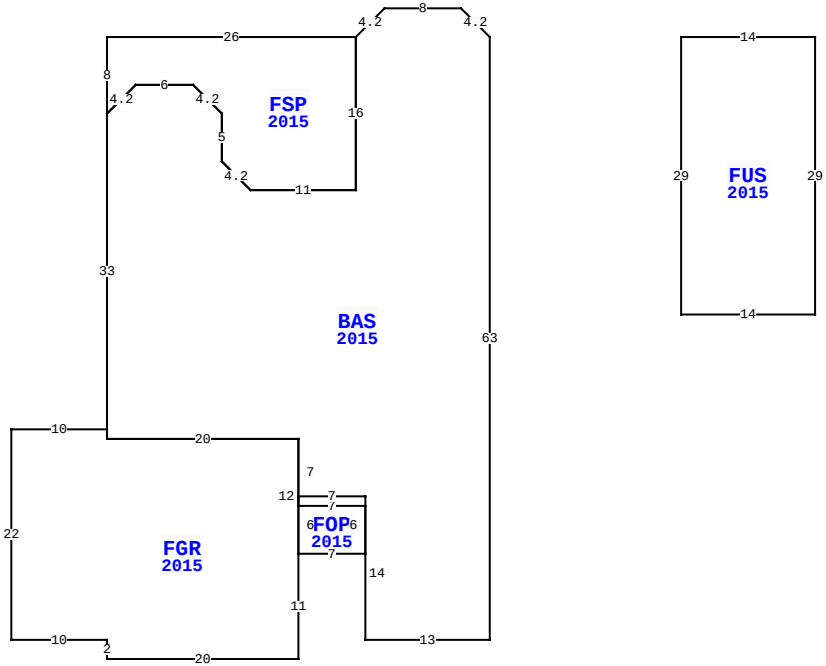
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2015	1,747	201,338
FGR	680	55	2015	374	43,103
FOP	42	30	2015	13	1,499
FSP	289	40	2015	116	13,369
FUS	406	100	2015	406	46,790
TOTALS	3,164			2,656	306,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	120.0528	120.05	318,853	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2153 HX Base Yr 2016



83133 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,099
TOTAL MARKET OB/XF VALUE		6,811
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,910
SOH/AGL Deduction		114,179
ASSESSED VALUE		258,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,009
TOTAL JUST VALUE		372,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529835	CO ISSUED	0	04/16/2015
B1530231	ADDITION	1,700	04/01/2015
B1529835	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/1722	6/05/2015	WD	Q	I	01	239,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH BRETT A						
1954/0742	12/18/2014	WD	Q	V	05	248,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W8 D3 L3 FSP=[YR=2015] W26S8 U3 R3 E6 D3 R3 S5 D3 R3 E11 N16$ S16 W11 U3 L3 N5 U3 L3 W6 D3 L3 S33 FGR=[YR=2015] W10 S22 E10 S2 E20 N11 FOP=[YR=2015] E7 N6 W7 S6$ N12 W20 N1$ S1 E20 S7 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2015] E14 S29 W14 N29$ W20$.

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	1,103.00	SF	6.50	6.50	100	2015	2015	3	95	6,811	

LAND DESCRIPTION

TOTAL OB/XF 6,811

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