LOT 134
IN OR 1942/1531
PLUMMER CREEK #1 PB 8/28

WEAR ANDREW
83047 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

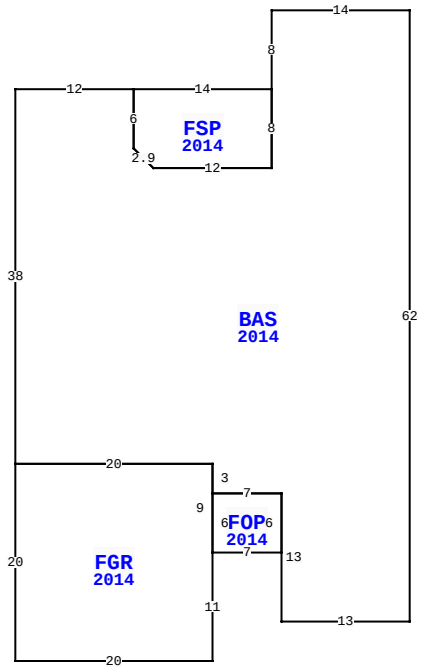
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,751	100	2014	1,751	205,054
FGR	400	55	2014	220	25,763
FOP	42	30	2014	13	1,523
FSP	110	40	2014	44	5,153
TOTALS	2,303			2,028	237,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	123.2742	123.27	249,992	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 0 Heated Area: 1751 HX Base Yr



83047 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	237,492
TOTAL MARKET OB/XF VALUE	9,164
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	306,656
SOH/AGL Deduction	0
ASSESSED VALUE	306,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,656
TOTAL JUST VALUE	306,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428799	CO ISSUED	0	09/02/2014
B1429280	ADDITION	1,700	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1531	10/15/2014	WD	Q	I	02	179,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEAR ANDREW						
1914/1300	4/28/2014	SW	Q	V	05	141,300
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S8 FSP=[YR=2014] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W12 S38 FGR=[YR=2014] S20 E20 N11 FOP=[YR=2014] E7 N6 W7 S6$ N9 W20$ E20 S3 E7 S13 E13 N62$.

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	719.00	SF	6.50	6.50	100	2014	2014	3	94	4,393	
2	0462	ST/AL FNC	0	0	0	0	672.00	SF	10.00	10.00	100	2014	2014	3	71	4,771	

LAND DESCRIPTION

TOTAL OB/XF 9,164

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS