LOT 136
PLUMMER CREEK #1 PB 8/28

GARZA JOSEPH M
83015 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0136-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

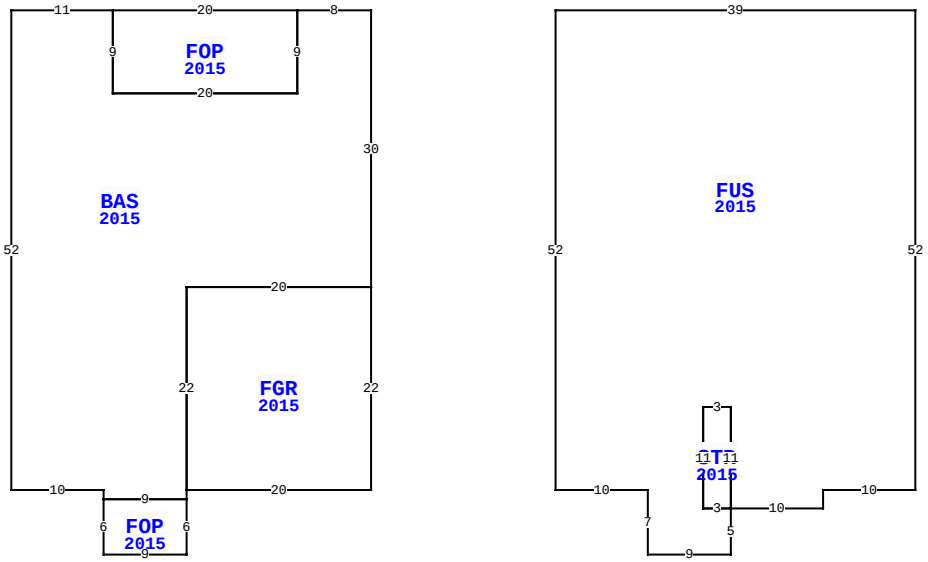
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2015	1,417	146,420
FGR	440	55	2015	242	25,006
FOP	54	30	2015	16	1,653
FOP	180	30	2015	54	5,580
FUS	2,078	100	2015	2,078	214,722
STR	33	10	2015	3	310
TOTALS	4,202			3,810	393,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,810	108.2025	108.20	412,242	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3495 HX Base Yr



83015 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,691
TOTAL MARKET OB/XF VALUE		6,929
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		460,620
SOH/AGL Deduction		14,202
ASSESSED VALUE		446,418
TOTAL EXEMPTION VALUE	13	446,418
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		460,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530473	CO ISSUED	0	08/19/2015
B1530473	NEW CONSTR	424,390	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/185	5/15/2023	QC	U	I	11	100
GRANTOR: GARZA DANIELLE						
GRANTEE: GARZA JOSEPH M						
2363/0091	5/22/2020	WD	Q	I	01	374,000
GRANTOR: PEDERSEN HOLLY F/K/A						
GRANTEE: GARZA JOSEPH M & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 FOP=[YR=2015] W20 S9 E20 N9$ S9 W20 N9 W11 S52 E10 S1 FOP=[YR=2015] S6 E9 N6 W9$ E9 N1 FGR=[YR=2015] E20 N22 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2015] E39 S52 W10 S2 W10STR=[YR=2015] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ 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	714.00	SF	6.50	6.50	100	2015	2015	3	95	4,409	
2	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2015	2015	3	75	2,520	

LAND DESCRIPTION

TOTAL OB/XF 6,929

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