LOT 137
IN OR 2082/1945
PLUMMER CREEK #1 PB 8/28

NICHOLS LEAH BLANTON
83005 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0137-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

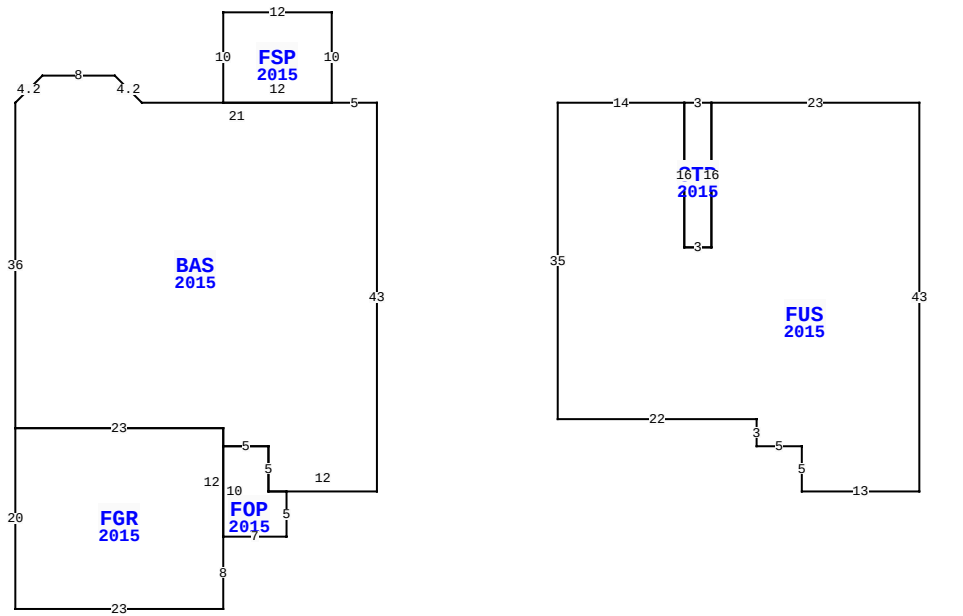
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	2015	1,567	166,963
FGR	460	55	2015	253	26,957
FOP	60	30	2015	18	1,918
FSP	120	40	2015	48	5,114
FUS	1,471	100	2015	1,471	156,734
STR	48	10	2015	5	533
TOTALS	3,726			3,362	358,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,362	111.5730	111.57	375,098	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2017 Heated Area: 3038 HX Base Yr 2017



83005 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		358,219
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		425,969
SOH/AGL Deduction		152,914
ASSESSED VALUE		273,055
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		217,333
TOTAL JUST VALUE		425,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529891	CO ISSUED	0	04/30/2015
B1529897	NEW CONSTR	358,169	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/1945	10/31/2016	WD	Q	I	01	290,000
GRANTOR: BROOKS HENRY						
GRANTEE: NICHOLS LEAH BLANTO						
1982/0826	5/29/2015	WD	Q	I	01	252,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROOKS HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W5 FSP=[YR=2015] N10 W12 S10 E12$ W21 U3 L3 W8 D3 L3 S36 FGR=[YR=2015] S20 E23 N8 FOP=[YR=2015] E7 N5 W2 N5 W5 S10$ N12 W23$ E23 S2 E5 S5 E12 N43$ PTR=E20 FUS=[YR=2015] E14 STR=[YR=2015] E3 S16 W3 N16$ S16 E3 N16 E23 S43 W13 N5 W5 N3 W22 N35$ 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	672.00	SF	6.50	6.50	100	2015	2015	3	95	4,150	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2015	2015	3	75	3,600	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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