LOT 138 (EX
ESMT IN OR 1601/667)
PLUMMER CREEK #1 PBK 8/28

MERRITT RONALD JR & DIANA L
83003 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0138-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

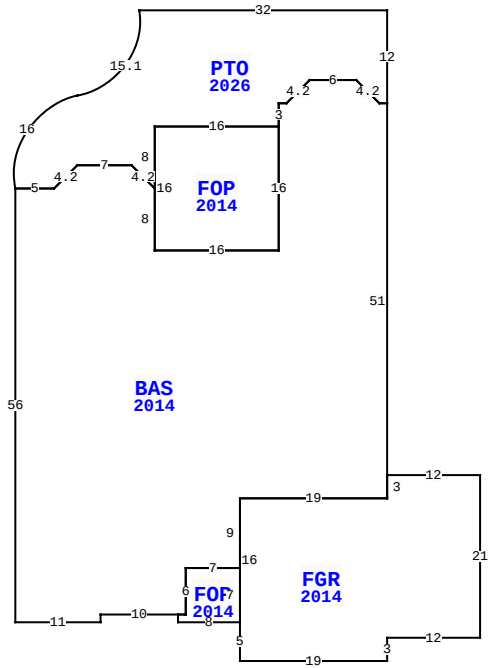
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2014	2,407	267,795
FGR	651	55	2014	358	39,829
FOP	50	30	2014	15	1,668
FOP	256	30	2014	77	8,567
PTO	588	5	2026	29	3,226
TOTALS	3,952			2,886	321,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	116.5647	116.56	336,392	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2015 Heated Area: 2407 HX Base Yr 2015



83003 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		321,086
TOTAL MARKET OB/XF VALUE		15,298
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,384
SOH/AGL Deduction		146,692
ASSESSED VALUE		249,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,970
TOTAL JUST VALUE		396,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429013	CO ISSUED	0	10/09/2014
B1429013	NEW CONSTR	299,812	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0901	5/12/2020	QC	U	I	11	100
GRANTOR: MERRITT RONALD & DIAN						
GRANTEE: MERRITT RONALD JR &						
1947/0726	10/24/2014	WD	Q	I	01	237,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MERRITT RONALD & DI						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,510.00	SF	5.20	5.20	100	2014	2014	3	94	7,381	
2	0476	VF 6 SBPL	0	100	0	0	188.00	LF	32.00	32.00	100	2019	2019	3	94	5,655	
3	0462	ST/AL FNC	0	100	0	0	260.00	SF	10.00	10.00	100	2019	2019	3	87	2,262	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W1 U3L3 W6 D3L3 W1 S3 S16 W16 N8 U3L3 W7 D3L3 W5 S56 E11 N1 E10 E1 N6 E7 N9 E19 N51 $
FGR=[YR=2014;ORIG=-19,67] S5 E19 N3 E12 N21 W12 S3 W19 S16 $
FOP=[YR=2014;ORIG=-14,3] W16 S16 E16 N16 $
FOP=[YR=2014;ORIG=-27,66] S1 E8 N7 W7 S6 W1 $
PTO=[YR=2026;ORIG=0,0] N12 W32 D11L8G90 D12L8F90 E5 U3R3 E7 D3R3 N8 E16 N3 E1 U3R3 E6 D3R3 E1 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,298

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 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