LOT 140
(EX ESMT IN OR 1601/667)
PLUMMER CREEK #1 PBK 8/28

COURTNEY CRAIG ALAN & DANIELLE N
83002 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

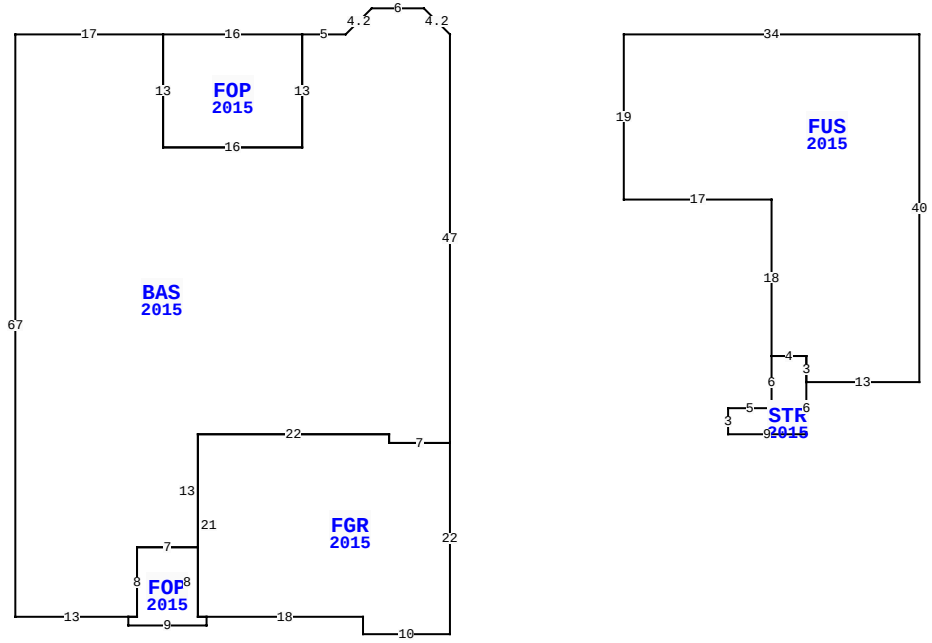
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,511	100	2015	2,511	267,987
FGR	622	55	2015	342	36,500
FOP	65	30	2015	20	2,135
FOP	208	30	2015	62	6,617
FUS	991	100	2015	991	105,765
STR	51	10	2015	5	533
TOTALS	4,448			3,931	419,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,931	111.2265	111.23	437,245	2015	2015	0	0	0	4.05	95.95

1 SINGLE FAM – 100% - 2024 Heated Area: 3502 HX Base Yr 2024



83002 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		419,537
TOTAL MARKET OB/XF VALUE		61,479
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		541,016
SOH/AGL Deduction		7,070
ASSESSED VALUE		533,946
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		478,224
TOTAL JUST VALUE		541,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007002	SWIM POOL	40,784	11/01/2017
B1530938	CO ISSUED	0	12/01/2015
B1530938	NEW CONSTR	428,134	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1250	6/05/2023	WD	Q	I	01	600,000
GRANTOR: GREEN WENDY & RONALD						
GRANTEE: COURTNEY CRAIG ALAN						
2016/1404	11/30/2015	WD	Q	I	01	306,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREEN WENDY & RONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR=E20 FUS=[YR=2015] E34 S40 W13 STR=[YR=2015] S6 W9 N3 E5 N6 E4 S3$ N3 W4 N18 W17 N19$ 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	1,116.00	SF	6.50	6.50	100	2015	2015	3	95	6,891	
2	0861	POOL GUNIT	0	100	0	0	376.00	SF	85.00	85.00	100	2018	2018	3	84	26,846	
3	0855	CONC PAVER	0	100	0	0	618.00	SF	10.00	10.00	100	2018	2018	3	97	5,995	
4	0910	SCRN RM L	0	100	0	0	994.00	SF	15.00	15.00	100	2018	2018	3	78	11,630	
5	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2020	2020	3	95	5,077	
6	0462	ST/AL FNC	0	100	0	0	560.00	SF	10.00	10.00	100	2020	2020	3	90	5,040	

LAND DESCRIPTION

TOTAL OB/XF 61,479

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS