LOT 145
IN OR 1959/1100
PLUMMER CREEK #1 PB 8/28

HEATH ASHLEY B
83040 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

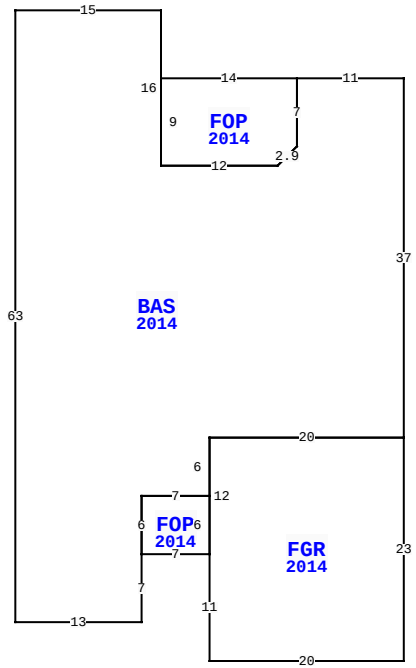
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2014	1,750	208,255
FGR	460	55	2014	253	30,107
FOP	42	30	2014	13	1,547
FOP	124	30	2014	37	4,404
TOTALS	2,376			2,053	244,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	124.6119	124.61	255,824	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1750 HX Base Yr 2016



83040 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		244,312
TOTAL MARKET OB/XF VALUE		4,509
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,821
SOH/AGL Deduction		116,847
ASSESSED VALUE		191,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,252
TOTAL JUST VALUE		308,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429435	CO ISSUED	0	01/12/2015
B1429435	NEW CONSTR	213,264	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/1100	1/20/2015	WD	Q	I	01	171,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEATH ASHLEY B						
1940/0316	9/25/2014	WD	Q	V	05	261,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] W14 S9 E12 U2 R2 N7$ S7 D2 L2 W12 N16 W15 S63 E13 N7 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N37$.

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	738.00	SF	6.50	6.50	100	2014	2014	3	94	4,509	

LAND DESCRIPTION

TOTAL OB/XF 4,509

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 10/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS