LOT 146
PLUMMER CREEK #1 PB 8/28

LEMON MICHAEL-CORY C
83050 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0146-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

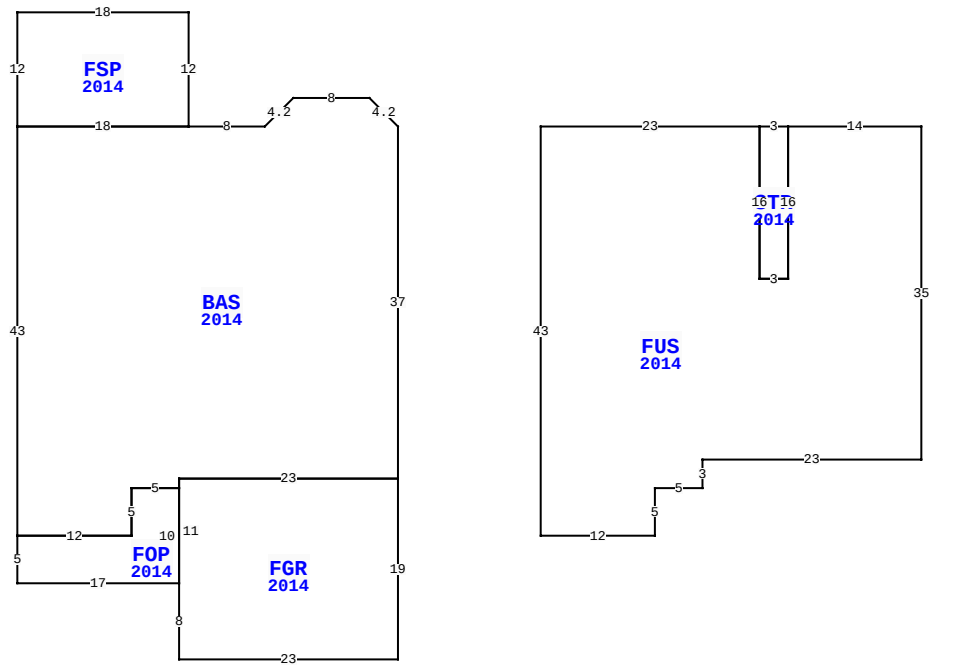
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	2014	1,590	167,516
FGR	437	55	2014	240	25,286
FOP	110	30	2014	33	3,477
FSP	216	40	2014	86	9,061
FUS	1,463	100	2014	1,463	154,135
STR	48	10	2014	5	527
TOTALS	3,864			3,417	360,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	110.3172	110.32	376,963	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 3053 HX Base Yr 2015



83050 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		360,000
TOTAL MARKET OB/XF VALUE		4,454
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		424,454
SOH/AGL Deduction		187,694
ASSESSED VALUE		236,760
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,038
TOTAL JUST VALUE		424,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428907	CO ISSUED	0	10/16/2014
B1429325	ADDITION	1,700	09/01/2014
B1428907	NEW CONSTR	356,085	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0120	9/21/2019	QC	U	I	11	100
GRANTOR: LEMON DANA						
GRANTEE: LEMON MICHAEL-CORY						
1947/0793	10/23/2014	WD	Q	I	01	237,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEMON MICHAEL-CORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] L3 U3 W8 D3 L3 W8 FSP=[YR=2014] N12 W18 S12 E18$ W18 S43 FOP=[YR=2014] S5 E17 FGR=[YR=2014] S8 E23 N19 W23 S11$ N10 W5 S5 W12 $ E12 N5 E5 N1 E23 N37$ PTR= E15 FUS=[YR=2014] E23 STR=[YR=2014] E3 S16 W3 N16$ S16 E3 N16 E14 S35 W23 S3 W5 S5 W12 N43$ W15$.

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	729.00	SF	6.50	6.50	100	2014	2014	3	94	4,454	

LAND DESCRIPTION

TOTAL OB/XF 4,454

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