LOT 147
PLUMMER CREEK #1 PB 8/28

MORETTI ANTHONY JOSEPH & BRIANNA E
83060 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0147-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

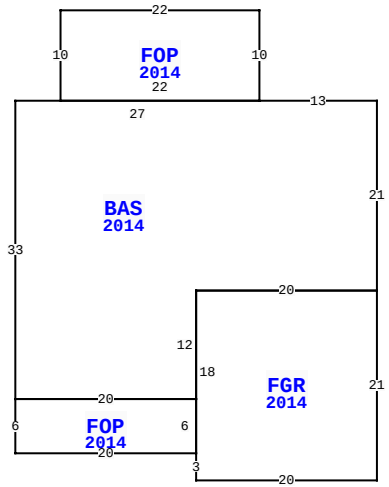
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

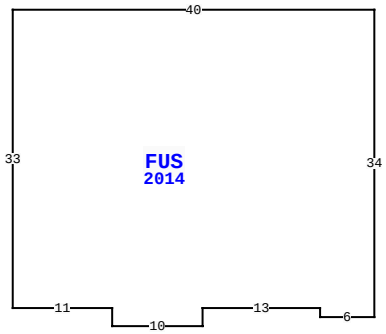
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2014	1,080	120,076
FGR	420	55	2014	231	25,683
FOP	120	30	2014	36	4,002
FOP	220	30	2014	66	7,338
FUS	1,346	100	2014	1,346	149,649
TOTALS	3,186			2,759	306,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,759	116.4240	116.42	321,203	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2426 HX Base Yr





83060 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	306,749
TOTAL MARKET OB/XF VALUE	33,798
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	400,547
SOH/AGL Deduction	0
ASSESSED VALUE	400,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,547
TOTAL JUST VALUE	400,547
NCON VALUE	6,100
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428420	SWIM POOL	15,000	03/01/2014
B1428193	NEW CONSTR	280,546	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1866	6/03/2024	WD	Q	I	01	510,000
GRANTOR: KRUMME RONALD D JR						
GRANTEE: MORETTI ANTHONY JOS						
2402/1466	10/21/2020	WD	Q	I	01	355,000
GRANTOR: CALVERLEY DAVID & MAR						
GRANTEE: KRUMME RONALD D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W22 S10 E22$ W27 S33 FOP=[YR=2014] S6 E20 FGR=[YR=2014] S3 E20 N21 W20 S18 $ N6 W20$ E20 N12 E20 N21$ PTR=E20 FUS=[YR=2014] E40 S34 W6 N1 W13 S2 W10 N2 W11 N33$ 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	0811	CONCRETE B	0	0	0	0	1,162.00	SF	5.20	5.20	100	2014	2014	3	94	5,680	
2	0855	CONC PAVER	0	0	0	0	669.00	SF	7.00	7.00	100	2014	2014	3	94	4,402	
3	0861	POOL GUNIT	0	0	0	0	231.00	SF	85.00	85.00	100	2014	2014	3	71	13,941	
4	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	100	2015	2015	3	87	3,675	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
6	0462	ST/AL FNC	0	0	0	0	80.00	SF	10.00	10.00	100	2025	2024		100	800	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 33,798

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS