LOT 148
PLUMMER CREEK #1 PB 8/28

WALZ KRISTI & KEVIN
83064 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0148-0000

BUILDING CHARACTERISTICS

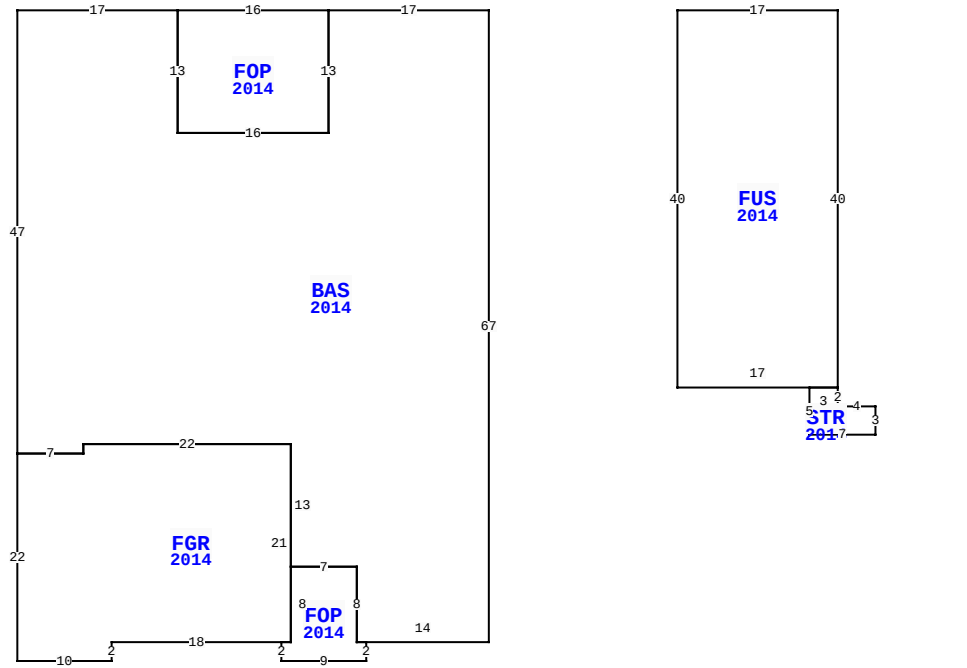
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,484	100	2014	2,484	266,257
FGR	622	55	2014	342	36,659
FOP	74	30	2014	22	2,358
FOP	208	30	2014	62	6,645
FUS	680	100	2014	680	72,888
STR	27	10	2014	3	321
TOTALS	4,095			3,593	385,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,593	112.8330	112.83	405,398	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3164 HX Base Yr 2022



83064 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		385,128
TOTAL MARKET OB/XF VALUE		10,322
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		455,450
SOH/AGL Deduction		74,729
ASSESSED VALUE		380,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		329,999
TOTAL JUST VALUE		455,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428455	CO ISSUED	0	07/10/2014
B1428455	NEW CONSTR	381,947	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1491	9/01/2021	WD	Q	I	01	430,000
GRANTOR: WEST JERRY S JR & JOD						
GRANTEE: WALZ KRISTI & KEVIN						
2266/1340	3/21/2019	WD	Q	I	01	339,000
GRANTOR: SCHMALFELD EDWARD J I						
GRANTEE: WEST JERRY S JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2014] S22 E10 N2 E18 FOP=[YR=2014] S2 E9 N2 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2014] E17 S40 STR=[YR=2014] S2 E4 S3 W7 N5 E3$ W17 N40$ 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	100	0	0	1,568.00	SF	5.20	5.20	100	2014	2014	3	94	7,664	
2	0855	CONC PAVER	0	100	0	0	274.00	SF	10.00	10.00	100	2019	2019	3	97	2,658	

LAND DESCRIPTION

TOTAL OB/XF 10,322

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