LOT 149
PLUMMER CREEK #1 PB 8/28

MADDEN MARTIN V
83076 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0149-0000

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 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

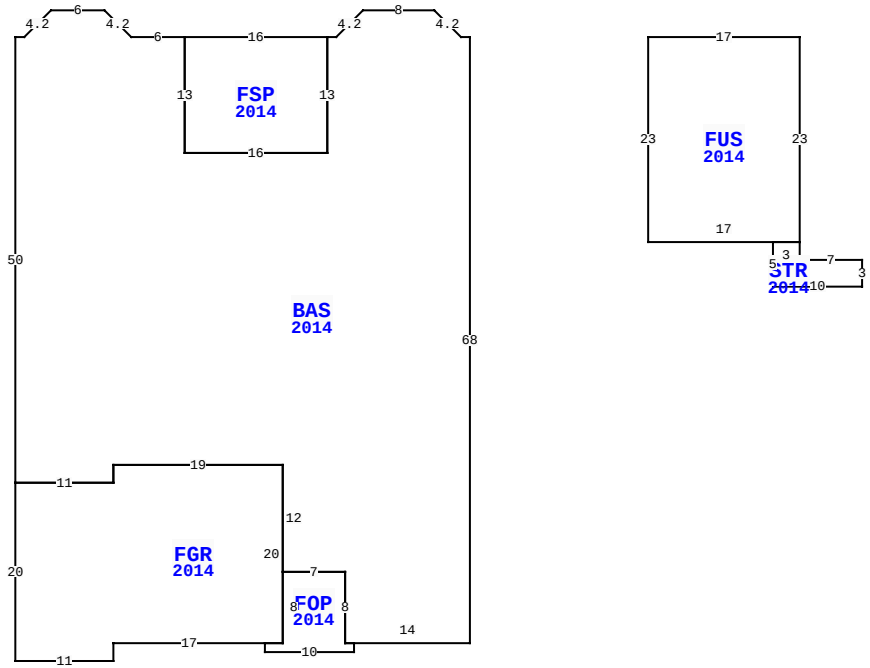
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100	2014	2,686	284,427
FGR	600	55	2014	330	34,944
FOP	66	30	2014	20	2,118
FSP	208	40	2014	83	8,789
FUS	391	100	2014	391	41,404
STR	36	10	2014	4	424
TOTALS	3,987			3,514	372,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,514	110.9430	110.94	389,843	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2015 Heated Area: 3077 HX Base Yr 2015



83076 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		372,105
TOTAL MARKET OB/XF VALUE		6,980
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		439,085
SOH/AGL Deduction		173,790
ASSESSED VALUE		265,295
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		209,573
TOTAL JUST VALUE		439,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428382	CO ISSUED	0	07/02/2014
B1428382	NEW CONSTR	354,704	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/1985	4/20/2019	QC	U	I	11	100
GRANTOR: MADDEN MARTIN V						
GRANTEE: MADDEN MARTIN V						
1930/0470	7/11/2014	WD	Q	I	01	237,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MADDEN MARTIN V & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W1 U3 L3 W8 D3 L3 W1 FSP=[YR=2014] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W6 D3 L3 W1 S50 FGR=[YR=2014] S20 E11 N2 E17 FOP=[YR=2014] S1 E10 N1 W1 N8 W7 S8 W2$ E2 N20 W19 S2 W11$ E11 N2 E19 S12 E7 S8 E14 N68$ PTR= E20 FUS=[YR=2014] E17 S23 STR=[YR=2014] S2 E7 S3 W10 N5 E3$ W17 N23$ 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	1,428.00	SF	5.20	5.20	100	2014	2014	3	94	6,980	

LAND DESCRIPTION

TOTAL OB/XF 6,980

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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS