LOT 154
PLUMMER CREEK #1 PB 8/28

WULF ALICIA M
83114 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0154-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

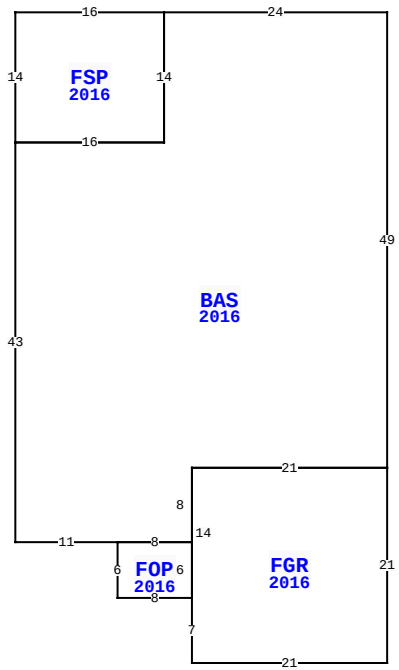
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2016	1,888	215,975
FGR	441	55	2016	243	27,798
FOP	48	30	2016	14	1,601
FSP	224	40	2016	90	10,295
TOTALS	2,601			2,235	255,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	119.1582	119.16	266,323	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1888 HX Base Yr 2020



83114 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		255,670
TOTAL MARKET OB/XF VALUE		4,570
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		320,240
SOH/AGL Deduction		66,561
ASSESSED VALUE		253,679
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,957
TOTAL JUST VALUE		320,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633329	ADDITION	1,500	11/01/2016
B1631858	CO ISSUED	0	08/22/2016
B1631858	NEW CONSTR	240,310	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2253/1402	1/28/2019	WD	Q	I	01	253,000
GRANTOR: SYKES ALICE M						
GRANTEE: WULF ALICIA M						
2085/1742	11/23/2016	WD	Q	I	01	227,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SYKES ALICE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2016] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$.

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	740.00	SF	6.50	6.50	100	2016	2016	3	95	4,570	

LAND DESCRIPTION

TOTAL OB/XF 4,570

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