LOT 158
IN OR 1944/1967
PLUMMER CREEK #1 PB 8/28

TYLER JONATHAN S & CHI WAN
83156 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0158-0000

BUILDING CHARACTERISTICS

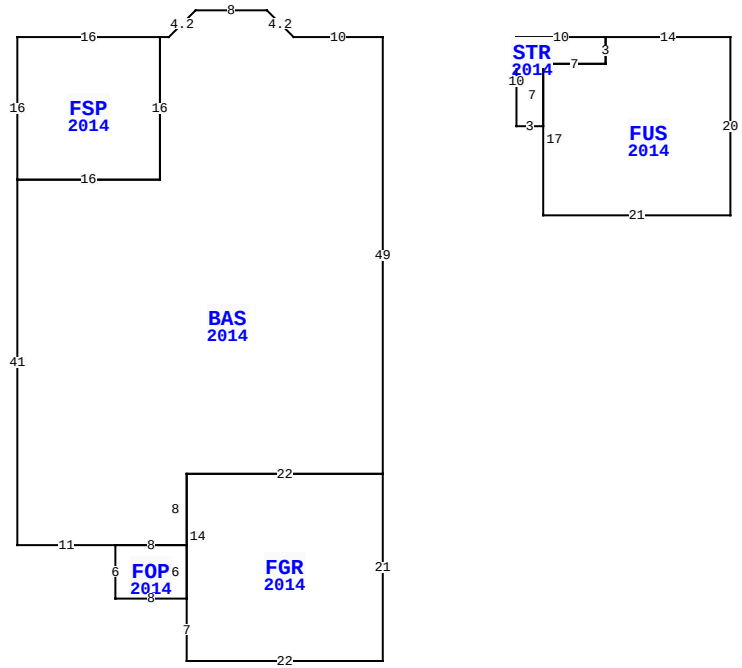
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,938	100	2014	1,938	227,491
FGR	462	55	2014	254	29,816
FOP	48	30	2014	14	1,644
FSP	256	40	2014	102	11,973
FUS	399	100	2014	399	46,836
STR	51	10	2014	5	587
TOTALS	3,154			2,712	318,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	122.9760	122.98	333,522	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2015 Heated Area: 2337 HX Base Yr 2015



83156 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		318,347
TOTAL MARKET OB/XF VALUE		8,758
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		387,105
SOH/AGL Deduction		158,550
ASSESSED VALUE		228,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,833
TOTAL JUST VALUE		387,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428800	CO ISSUED	0	10/16/2014
B1429340	ADDITION	1,700	09/01/2014
B142880	NEW CONSTR	280,176	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1944/1967	10/17/2014	WD	Q	I	01	217,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TYLER JONATHAN S &						
1914/1300	4/28/2014	SW	Q	V	05	141,300
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 U3 L3 W8 D3 L3 W1 FSP=[YR=2014] W16 S16 E16 N16$ S16 W16 S41 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E22 N21 W22 S14$N6 W8$ E8 N8 E22 N49$ PTR=E15 STR=[YR=2014] E10 FUS=[YR=2014] E14 S20 W21 N17 E7 N3$ S3 W7 S7 W3 N10 $ 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	710.00	SF	6.50	6.50	100	2014	2014	3	94	4,338	
2	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2016	2016	3	89	2,392	
3	0462	ST/AL FNC	0	100	0	0	260.00	SF	10.00	10.00	100	2016	2016	3	78	2,028	

LAND DESCRIPTION

TOTAL OB/XF 8,758

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS