LOT 161
IN OR 1948/1809
PLUMMER CREEK #1 PB 8/28

HEAFNER SUSAN
83186 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0161-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

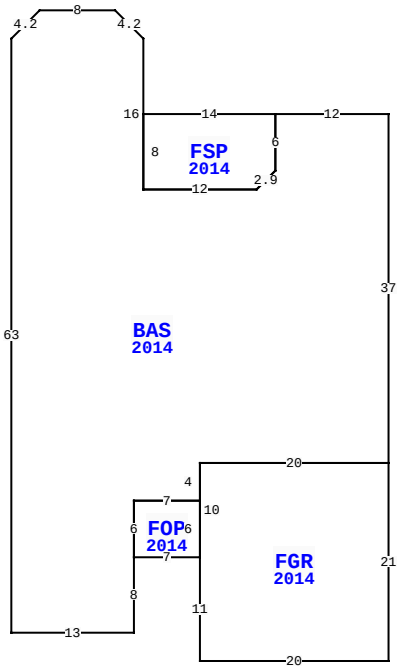
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2014	1,777	205,853
FGR	420	55	2014	231	26,760
FOP	42	30	2014	13	1,506
FSP	110	40	2014	44	5,097
TOTALS	2,349			2,065	239,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	121.9365	121.94	251,806	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1777 HX Base Yr 2015



83186 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,216
TOTAL MARKET OB/XF VALUE		4,295
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		303,511
SOH/AGL Deduction		182,295
ASSESSED VALUE		121,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,494
TOTAL JUST VALUE		303,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429155	CO ISSUED	0	11/14/2014
B1429155	NEW CONSTR	214,970	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1948/1809	11/19/2014	WD	Q	I	01	188,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEAFNER SUSAN						
1922/0695	6/11/2014	SW	Q	V	05	284,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FSP=[YR=2014] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N21 W20 S10$ N6 W7 S6$ N6 E7 N4 E20N37$.

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	703.00	SF	6.50	6.50	100	2014	2014	3	94	4,295	

LAND DESCRIPTION

TOTAL OB/XF 4,295

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 07/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS