LOT 163
PLUMMER CREEK #1 PB 8/28

WYRSCH JOSHUA ANTON & ALYSSA K
83202 PURPLE MARTIN DR
YULEE, FL 32097

**2025**

**12-2N-26-1601-0163-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

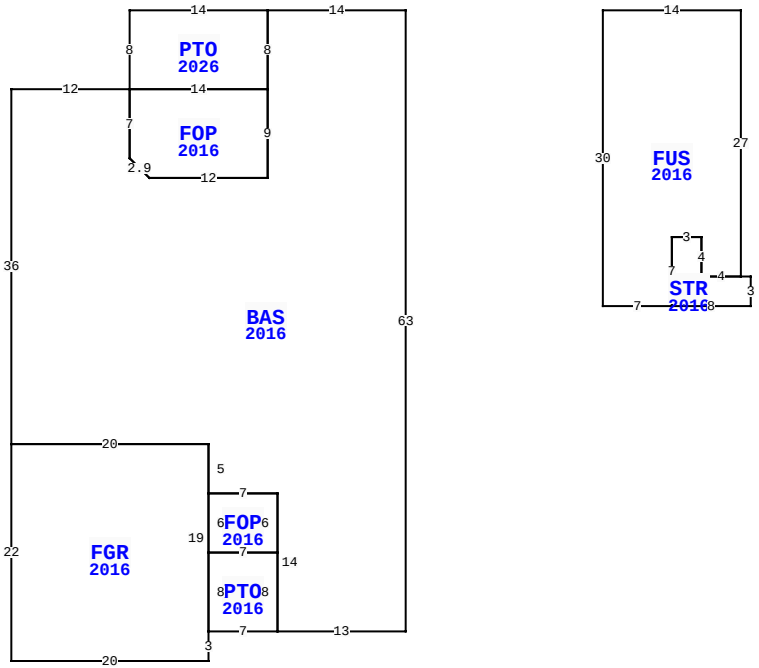
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,710 | 100 | 2016 | 1,710 | 193,579 |
| FGR | 440 | 55 | 2016 | 242 | 27,395 |
| FOP | 42 | 30 | 2016 | 13 | 1,472 |
| FOP | 124 | 30 | 2016 | 37 | 4,188 |
| FUS | 387 | 100 | 2016 | 387 | 43,810 |
| PTO | 56 | 5 | 2016 | 3 | 340 |
| PTO | 112 | 5 | 2026 | 6 | 679 |
| STR | 36 | 10 | 2016 | 4 | 453 |
| TOTALS | 2,907 | | | 2,402 | 271,917 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,402 | 117.3060 | 117.31 | 281,779 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2097 HX Base Yr




83202 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 | 271,917 |
| TOTAL MARKET OB/XF VALUE | 4,366 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 336,283 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 336,283 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 336,283 |
| TOTAL JUST VALUE | 336,283 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 318,412 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531149 | CO ISSUED | 0 | 01/26/2016 |
| B1531149 | NEW CONSTR | 260,770 | 09/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2403/1797 | 10/19/2020 | WD | Q | I | 01 | 317,000 |
| GRANTOR: MCKINLEY DERROL N & S | | | | | | |
| GRANTEE: WYRSCH JOSHUA ANTON | | | | | | |
| 2025/1170 | 1/26/2016 | WD | Q | I | 01 | 206,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: MCKINLEY DERROL NEL | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| L N | 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 | 0 | 0 | 0 | 707.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 4,366 | |

## BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W14 S8 S9 W12 U2L2 N7 W12 S36 E20 S5 E7 S14 E13 N63 $
FGR=[YR=2016;ORIG=-40,44] S22 E20 N3 N19 W20 $
FUS=[YR=2016;ORIG=20,0] E14 S27 W4 N4 W3 S7 W7 N30 $
FOP=[YR=2016;ORIG=-14,8] W14 S7 D2R2 E12 N9 $
PTO=[YR=2016;ORIG=-20,63] E7 N8 W7 S8 $
FOP=[YR=2016;ORIG=-13,55] N6 W7 S6 E7 $
STR=[YR=2016;ORIG=34,27] E1 S3 W8 N7 E3 S4 E4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-14,0] W14 S8 E14 N8 $
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## LAND DESCRIPTION

TOTAL OB/XF 4,366

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0 | | 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