LOT 167
PLUMMER CREEK #1 PB 8/28

LOVE TRACY L
83240 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0167-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

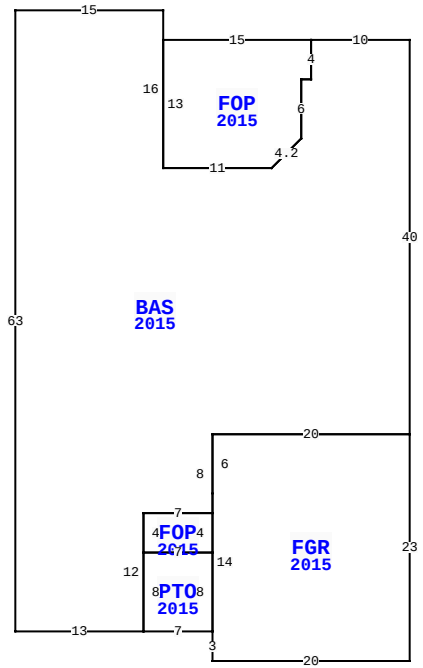
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,780	100	2015	1,780	195,180
FGR	460	55	2015	253	27,742
FOP	28	30	2015	8	877
FOP	182	30	2015	55	6,031
PTO	56	5	2015	3	329
TOTALS	2,506			2,099	230,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	114.2190	114.22	239,748	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1780 HX Base Yr



83240 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		230,158
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		293,684
SOH/AGL Deduction		8,646
ASSESSED VALUE		285,038
TOTAL EXEMPTION VALUE	13	285,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530667	CO ISSUED	0	10/22/2015
B1530667	NEW CONSTR	216,988	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/278	2/01/2024	QC	U	I	11	100
GRANTOR: LOVE TRACY LYNN & ANG						
GRANTEE: LOVE TRACY LYNN						
2672/641	10/06/2023	QC	U	I	11	100
GRANTOR: LOVE TRACY LYNN & ANG						
GRANTEE: LOVE TRACYE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W10 S4 W1 S6 D3L3 W11 N16 W15 S63 E13 N12 E7 N8 E20 N40 $
FGR=[YR=2015;ORIG=-20,60] S3 E20 N23 W20 S6 S14 $
FOP=[YR=2015;ORIG=-10,0] W15 S13 E11 U3R3 N6 E1 N4 $
PTO=[YR=2015;ORIG=-27,60] E7 N8 W7 S8 $
FOP=[YR=2015;ORIG=-20,48] W7 S4 E7 N4 $
.

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	571.00	SF	6.50	6.50	100	2015	2015	3	95	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS