

SMITH NICOLE
83260 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0169-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall21STONE 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100

2. 100

0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,92510020151,925223,418

FGR42055201523126,810

FOP48302015141,624

FSP208402015839,633

FUS400100201540046,424

TOTALS3,0012,653307,910

QUALITY04Quality Level 04

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TOTALS3,0012,653307,910

BLD DATE

XF DATE

INC DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000690.00SF6.506.50100201520153954,261

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE08/06/2020BYKBA

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010012,653120.9600120.96320,90720152015004.0595.95

SINGLE FAM - 100% - 2016Heated Area: 2325HX Base Yr 2016

Diagram showing building footprint and lot dimensions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE307,910

TOTAL MARKET OB/XF VALUE4,261

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE372,171

SOH/AGL Deduction140,146

ASSESSED VALUE232,025

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE181,303

TOTAL JUST VALUE372,171

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE353,295

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

1977/10544/29/2015WDQI01213,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:SMITH NICOLE

1957/12431/08/2015WDQV05241,200

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W16 S13 E16 N13\$ S13 W16 S44 E11 FOP=[YR=2015] S6 E8 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 FUS=[YR=2015] E20 S20 W20 N20\$ W20\$.