LOT 170
PLUMMER CREEK #1 PB 8/28

NASSAR MARK JAMES
83266 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0170-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

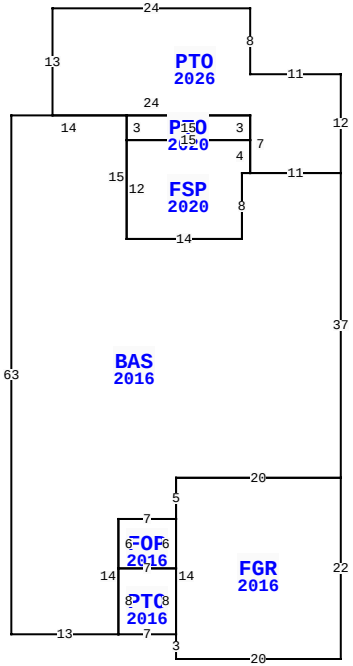
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,748	100	2016	1,748	206,214
FGR	440	55	2016	242	28,550
FOP	42	30	2016	13	1,533
FSP	172	40	2020	69	8,140
PTO	56	5	2016	3	354
PTO	45	5	2020	2	236
PTO	444	5	2026	22	2,596
TOTALS	2,947			2,099	247,622

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	122.2452	122.25	256,603	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1748 HX Base Yr 2019



83266 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		247,622
TOTAL MARKET OB/XF VALUE		4,267
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		311,889
SOH/AGL Deduction		88,095
ASSESSED VALUE		223,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,072
TOTAL JUST VALUE		311,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531176	CO ISSUED	0	01/28/2016
B1531176	NEW CONSTR	217,032	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/271	5/09/2023	QC	U	I	11	100
GRANTOR: NASSAR MARK JAMES &						
GRANTEE: NASSAR MARK JAMES						
2215/1356	7/20/2018	WD	Q	I	01	240,000
GRANTOR: ALBERT JEREMY THOMAS						
GRANTEE: NASSAR MARK JAMES &						

BUILDING NOTES

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	691.00	SF	6.50	6.50	100	2016	2016	3	95	4,267	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W11 W1 S8 W14 N15 W14 S63 E13 N14 E7 N5 E20 N37 $
FGR=[YR=2016;ORIG=-20,56] S3 E20 N22 W20 S5 S14 $
FSP=[YR=2020;ORIG=-11,0] N4 W15 S12 E14 N8 E1 $
PTO=[YR=2016;ORIG=-27,56] E7 N8 W7 S8 $
PTO=[YR=2020;ORIG=-11,-4] N3 W15 S3 E15 $
FOP=[YR=2016;ORIG=-20,42] W7 S6 E7 N6 $
PTO=[YR=2026;ORIG=0,0] N12 W11 N8 W24 S13 E24 S7 E11 $
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LAND DESCRIPTION

TOTAL OB/XF 4,267

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 06/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS