

LOT 171
IN OR 2130/9
PLUMMER CREEK #1 PB 8/28

SHOOP CHRISTOPHER A & MICHELLE L
83276 PURPLE MARTIN DRIVE
YULEE, FL 32097

2025

12-2N-26-1601-0171-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	08 DECORATIVE 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
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

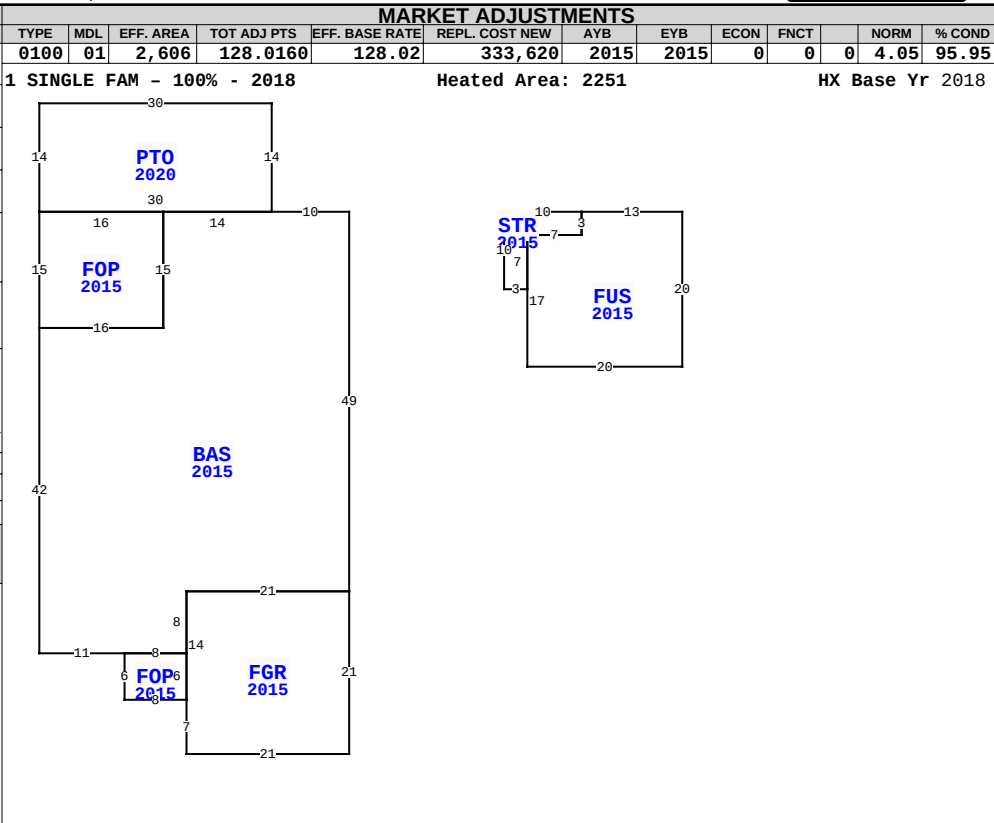
MAP NUM	MKT AREA	05
NEIGHBORHOOD/LOC 5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2015	1,872	229,947
FGR	441	55	2015	243	29,849
FOP	48	30	2015	14	1,719
FOP	240	30	2015	72	8,844
FUS	379	100	2015	379	46,555
PTO	420	5	2020	21	2,579
STR	51	10	2015	5	614

TOTALS	3,451			2,606	320,108
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	691.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00
3	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2015	2015	3	95	4,267	
100	2015	2015	3	87	1,837	
100	2015	2015	3	75	1,800	

TOTAL OB/XF									
7,904									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		320,108	
TOTAL LAND VALUE - MARKET		7,904	
TOTAL MARKET VALUE		60,000	
SOH/AGL Deduction		111,629	
ASSESSED VALUE		276,383	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		225,661	
NCON VALUE		388,012	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		368,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429472	CO ISSUED	0	01/29/2015
B1429472	NEW CONSTR	279,335	10/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2130/0009	6/22/2017	WD	Q	I	01
GRANTOR: HITTINGER ROBERT A &					
GRANTEE: SHOOP CHRISTOPHER A					
1968/1379	2/19/2015	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HITTINGER ROBERT AU					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2015] W10 PTO=[YR=2020] N14 W30 S14 FOP=[YR=2015] S15					
E16 N15 W16\$ E30\$ W14 S15 W16 S42 E11 FOP=[YR=2015] S6 E8					
FGR=[YR=2015] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$					
PTR=E20 STR=[YR=2015] E10 FUS=[YR=2015] E13 S20 W20 N17 E7					
N3\$ S3 W7 S7 W3 N10\$ W20\$.					