LOT 175
IN OR 2012/751
PLUMMER CREEK #1 PB 8/28

RAYNES MICHAEL C
14 ELIZABETH DR
BARBOURSVILLE, VA 22923

2025

12-2N-26-1601-0175-0000

BUILDING CHARACTERISTICS

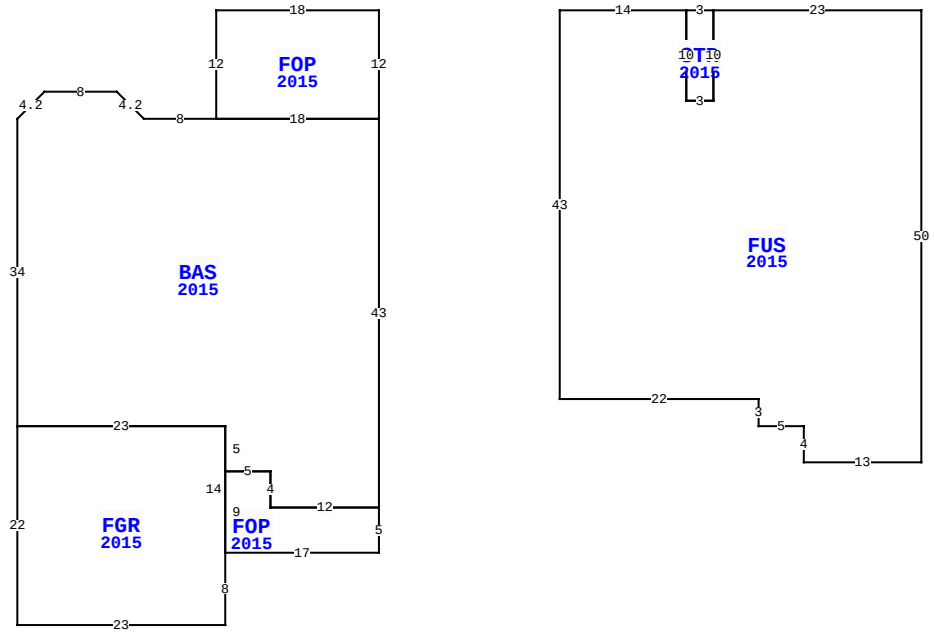
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,526	100	2015	1,526	152,561
FGR	506	55	2015	278	27,793
FOP	105	30	2015	32	3,199
FOP	216	30	2015	65	6,498
FUS	1,796	100	2015	1,796	179,554
STR	30	10	2015	3	300
TOTALS	4,179			3,700	369,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,700	104.1390	104.14	385,318	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2023 Heated Area: 3322 HX Base Yr



83312 PURPLE MARTIN DR, YULEE

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

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	0	0	0	672.00	SF	6.50	6.50	100	2015	2015	3	95	4,150	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	369,905
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	434,055
SOH/AGL Deduction	0
ASSESSED VALUE	434,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,055
TOTAL JUST VALUE	434,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530666	CO ISSUED	0	11/01/2015
B1530666	NEW CONSTR	172,748	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0751	10/29/2015	WD	Q	I	01	252,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAYNES MICHAEL C						
1983/1510	6/03/2015	WD	Q	V	05	194,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W18 S12 BAS=[YR=2015] W8 U3 L3 W8 D3 L3 S34 FGR=[YR=2015] S22 E23 N8 FOP=[YR=2015] E17N5 W12 N4 W5 S9$ N14 W23$ E23 S5 E5 S4 E12 N43 W18$ E18 N12$ PTR=E20 FUS=[YR=2015] E14 STR=[YR=2015] E3 S10 W3 N10$ S10 E3 N10 E23 S50 W13 N4 W5 N3 W22 N43$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,150

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