LOT 176
IN OR 2043/775
PLUMMER CREEK #1 PB 8/28

GOOD BRANDON J & ANDREA L
83322 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0176-0000

BUILDING CHARACTERISTICS

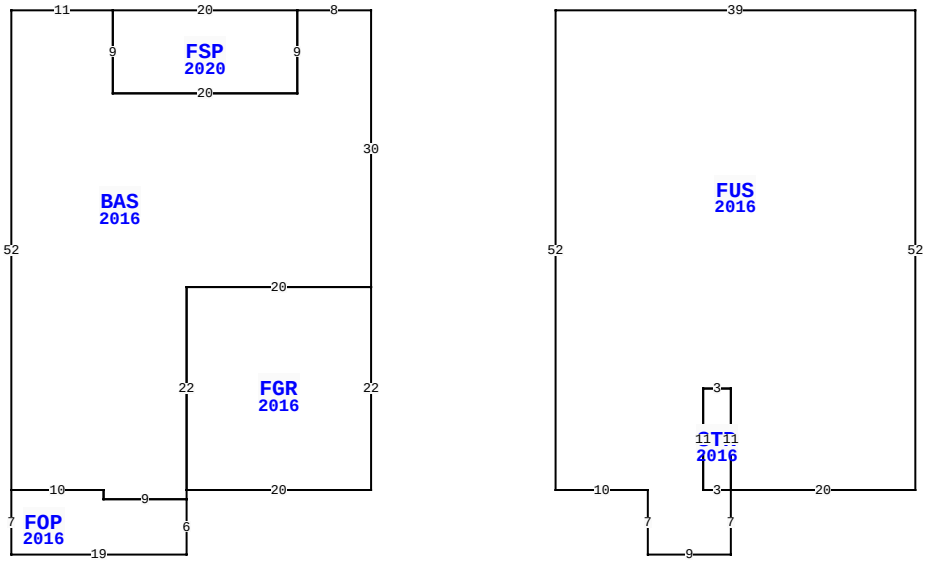
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,417	100	2016	1,417	146,195
FGR	440	55	2016	242	24,968
FOP	124	30	2016	37	3,817
FSP	180	40	2020	72	7,429
FUS	2,058	100	2016	2,058	212,329
STR	33	10	2016	3	310
TOTALS	4,252			3,829	395,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,829	106.9740	106.97	409,588	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2017 Heated Area: 3475 HX Base Yr 2017



83322 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,048
TOTAL MARKET OB/XF VALUE		41,284
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		496,332
SOH/AGL Deduction		146,302
ASSESSED VALUE		350,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,308
TOTAL JUST VALUE		496,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009416	SWIM POOL	58,618	10/07/2020
B1531600	CO ISSUED	0	04/08/2016
B1531600	NEW CONSTR	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0775	4/18/2016	WD	Q	I	01	286,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOOD BRANDON J & AN						
2017/0230	12/03/2015	WD	Q	V	05	63,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 FSP=[YR=2020] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2016] S7 E19 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2016] E20 N22 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2016] E39 S52 W20 STR=[YR=2016] W3 N11 E3 S11$ N11 W3 S11E3 S7 W9 N7 W10 N52$ W20$.

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	773.00	SF	6.50	6.50	100	2016	2016	3	95	4,773	
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2020	2020	3	95	3,466	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2021	2021	3	93	24,664	
4	0855	CONC PAVER	0	100	0	0	776.00	SF	10.00	10.00	100	2021	2021	3	99	7,682	
5	0475	VF 4 SBPL	0	100	0	0	52.00	LF	14.00	14.00	100	2021	2021	3	96	699	

LAND DESCRIPTION

TOTAL OB/XF 41,284

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS