LOT 177
PLUMMER CREEK #1 PB 8/28

GRAVES ELIZABETH E
83332 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0177-0000

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 50
Interior Floo	14	CARPET 50
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

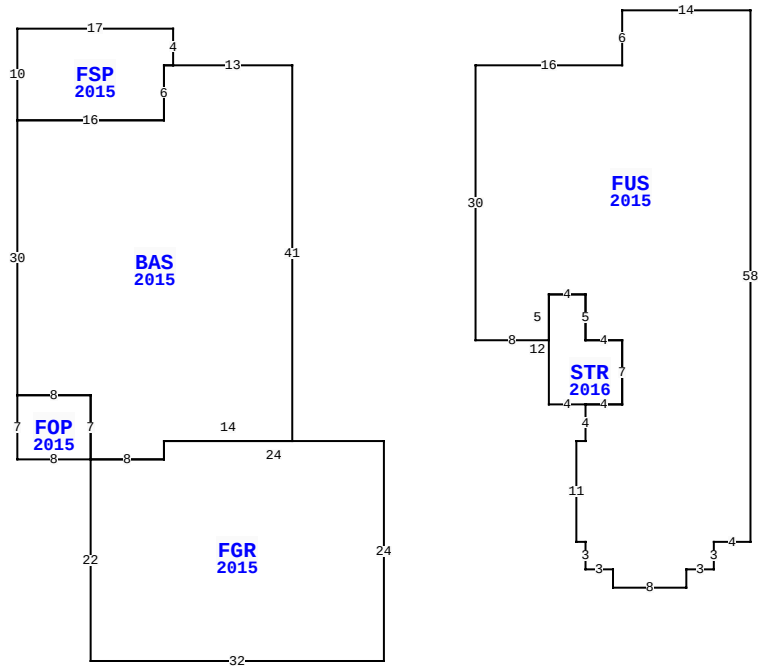
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2015	1,110	120,946
FGR	752	55	2015	414	45,109
FOP	56	30	2015	17	1,853
FSP	164	40	2015	66	7,191
FUS	1,401	100	2015	1,401	152,653
STR	76	10	2016	8	872
TOTALS	3,559			3,016	328,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	113.5050	113.50	342,316	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2511 HX Base Yr 2022



83332 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,623
TOTAL MARKET OB/XF VALUE		11,452
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		400,075
SOH/AGL Deduction		96,314
ASSESSED VALUE		303,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,039
TOTAL JUST VALUE		400,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530475	CO ISSUED	0	08/27/2015
B1530475	NEW CONSTR	311,463	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0113	11/26/2021	WD	Q	I	01	390,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: GRAVES ELIZABETH E						
2480/1185	7/12/2021	WD	U	I	37	378,600
GRANTOR: HARPER LADERIS A & SH						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 FSP=[YR=2015] N4 W17 S10 E16 N6 E1$ W1 S6 W16 S30 FOP=[YR=2015] S7 E8 N7 W8$ E8 S7 FGR=[YR=2015] S22 E32 N24 W24 S2 W8$ E8 N2 E14 N41$ PTR=E20 FUS=[YR=2015] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 STR=[YR=2016] W4 N12 E4 S5 E4 S7 W4 $ E4 N7 W4 N5 W4 S5 W8 N30$ 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	0811	CONCRETE B	0	100	0	0	1,232.00	SF	5.20	5.20	100	2015	2015	3	95	6,086	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2015	2015	3	87	4,844	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 11,452

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 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