LOT 178
IN OR 2024/1935
PLUMMER CREEK #1 PB 8/28

JOHNSON WADE F & AMANDA
83342 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0178-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

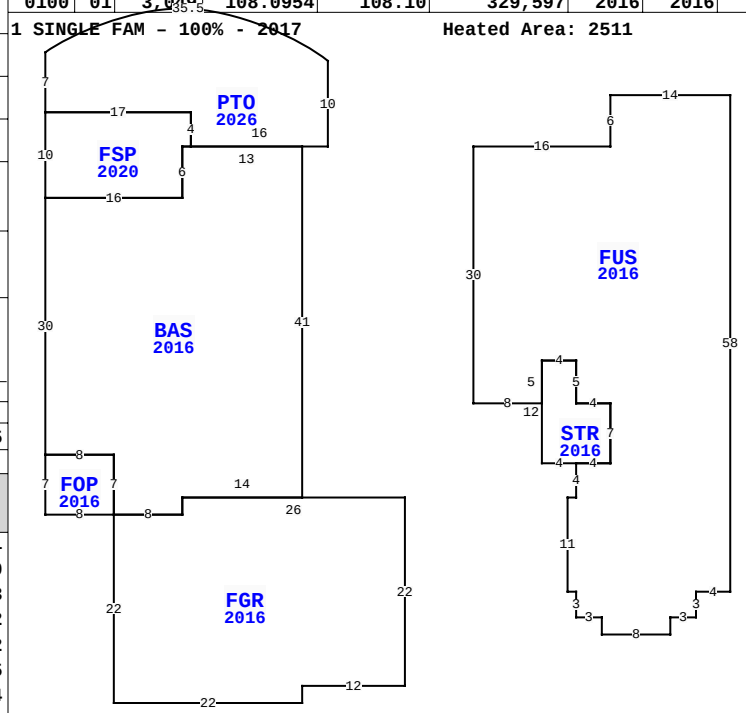
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2016	1,110	115,731
FGR	776	55	2016	427	44,520
FOP	56	30	2016	17	1,773
FSP	164	40	2020	66	6,882
FUS	1,401	100	2016	1,401	146,072
PTO	405	5	2026	20	2,085
STR	76	10	2016	8	834
TOTALS	3,988			3,049	317,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,049	108.0954	108.10	329,597	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2017 Heated Area: 2511 HX Base Yr 2017



83342 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		317,896
TOTAL MARKET OB/XF VALUE		5,863
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		383,759
SOH/AGL Deduction		141,608
ASSESSED VALUE		242,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,429
TOTAL JUST VALUE		383,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531076	CO ISSUED	0	01/19/2016
B1531076	NEW CONSTR	323,249	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/1935	1/19/2016	WD	Q	I	01	232,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON WADE F & AM						
1995/0034	7/31/2015	WD	Q	V	05	105,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 E4 N7 W4 N5 W4 S5 W8 N30 $
BAS=[YR=2016;ORIG=0,0] W13 W1 S6 W16 S30 E8 S7 E8 N2 E14 N41 $
FGR=[YR=2016;ORIG=-22,43] S22 E22 N2 E12 N22 W26 S2 W8 $
FSP=[YR=2020;ORIG=-13,0] N4 W17 S10 E16 N6 E1 $
STR=[YR=2016;ORIG=32,37] W4 N12 E4 S5 E4 S7 W4 $
FOP=[YR=2016;ORIG=-30,36] S7 E8 N7 W8 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-30,-4] N7 D1R33G75 S10 W16 N4 W17 $
.

EXTRA FEATURES

L N	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	728.00	SF	6.50	6.50	100	2016	2016	3	95	4,495	
2	0476	VF 6 SBPL	0	100	0	0	45.00	LF	32.00	32.00	100	2020	2020	3	95	1,368	

LAND DESCRIPTION

TOTAL OB/XF 5,863

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS