LOT 181
IN OR 1949/1192
PLUMMER CREEK #1 PB 8/28

BROUWER BRENT S
83380 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

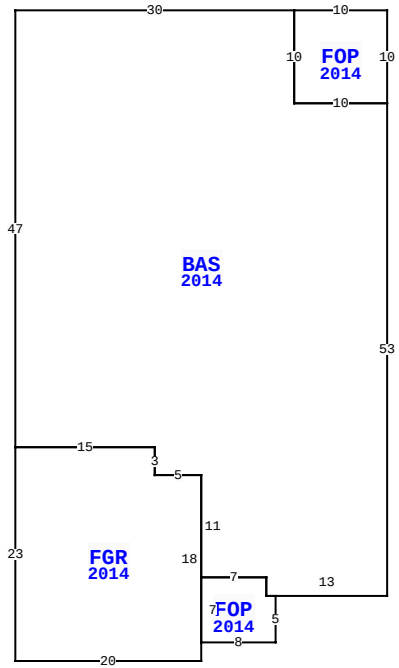
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,101	100	2014	2,101	235,779
FGR	445	55	2014	245	27,494
FOP	54	30	2014	16	1,795
FOP	100	30	2014	30	3,366
TOTALS	2,700			2,392	268,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	117.5118	117.51	281,084	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2101 HX Base Yr 2015



83380 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,435
TOTAL MARKET OB/XF VALUE		4,228
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		332,663
SOH/AGL Deduction		131,042
ASSESSED VALUE		201,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,899
TOTAL JUST VALUE		332,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429062	CO ISSUED	0	11/20/2014
B1429062	NEW CONSTR	254,183	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1192	11/21/2014	WD	Q	I	02	199,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BROUWER BRENT S						
1914/1603	4/28/2014	WD	Q	V	01	39,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 BAS=[YR=2014] W30 S47 FGR=[YR=2014] S23 E20 N2 FOP=[YR=2014] E8 N5 W1 N2 W7 S7$ N18 W5 N3 W15$ E15 S3 E5 S11 E7 S2 E13 N53 W10 N10$ S10 E10 N10$.

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	692.00	SF	6.50	6.50	100	2014	2014	3	94	4,228	

LAND DESCRIPTION

TOTAL OB/XF 4,228

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS