LOT 108
PLUMMER CREEK #1 PB 8/28

JOHNSON AIMEE N
83381 PURPLE MARTIN DRIVE
YULEE, FL 32097

2026

12-2N-26-1601-0108-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

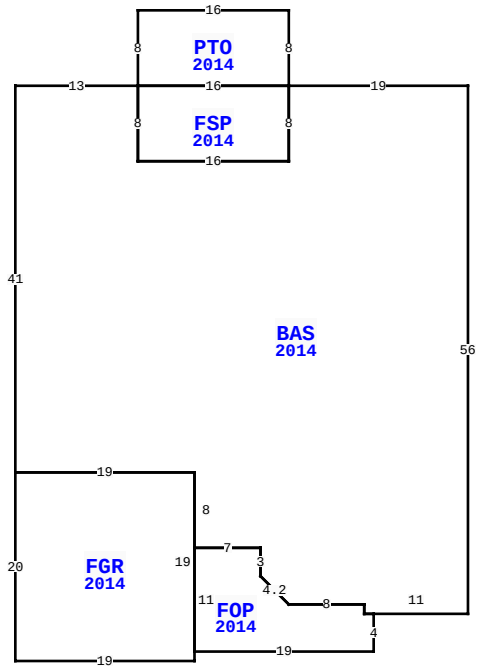
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2014	2,211	269,005
FGR	380	55	2014	209	25,429
FOP	141	30	2014	42	5,110
FSP	128	40	2014	51	6,205
PTO	128	5	2014	6	730
TOTALS	2,988			2,519	306,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,519	121.9680	128.07	322,608	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 2211 HX Base Yr 2024



83381 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		306,478
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,478
SOH/AGL Deduction		19,865
ASSESSED VALUE		351,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,202
TOTAL JUST VALUE		371,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429326	ADDITION	1,700	09/01/2014
B1428909	NEW CONSTR	265,291	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1621	1/13/2023	WD	Q	I	01	415,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: JOHNSON AIMEE N						
2541/0505	2/19/2022	WD	U	I	37	399,000
GRANTOR: WORTHAM GLINDA & CHAR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 PTO=[YR=2014] N8 W16 S8 FSP=[YR=2014] S8 E16 N8 W16$ E16$ S8 W16 N8 W13 S41 FGR=[YR=2014] S20 E19 N1 FOP=[YR=2014] E19 N4 W1 N1 W8 U3 L3 N3 W7 S11$ N19 W19$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS