LOT 118
PLUMMER CREEK #1 PB 8/28

DE BOER JUSTIN A
83277 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0118-0000

BUILDING CHARACTERISTICS

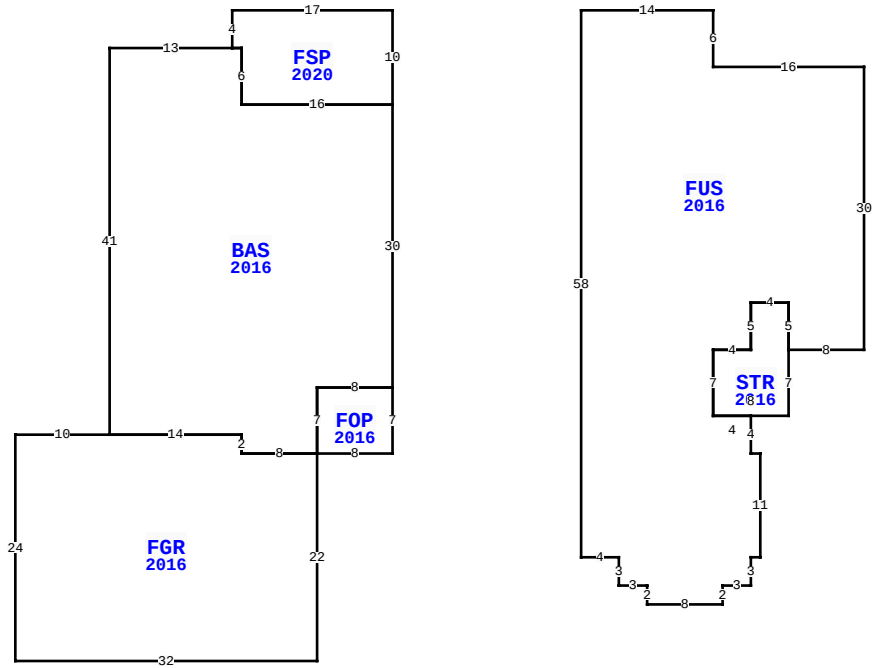
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,110	100	2016	1,110	133,993
FGR	752	55	2016	414	49,976
FOP	56	30	2016	17	2,052
FSP	164	40	2020	66	7,967
FUS	1,401	100	2016	1,401	169,121
STR	76	10	2016	8	965
TOTALS	3,559			3,016	364,076

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	119.8208	125.81	379,443	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 0% - 0 Heated Area: 2511 HX Base Yr



83277 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	364,076
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	430,996
SOH/AGL Deduction	0
ASSESSED VALUE	430,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,996
TOTAL JUST VALUE	430,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632602	NEW CONSTR	5,424	07/01/2016
B1530986	CO ISSUED	0	02/19/2016
B1530986	NEW CONSTR	322,122	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1497	5/20/2019	WD	Q	I	01	305,000
GRANTOR: HARTSOG JOHN J & EMMA						
GRANTEE: DE BOER JUSTIN A						
2043/1505	4/15/2016	WD	Q	I	01	247,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARTSOG JOHN J & EM						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W17 S4 BAS=[YR=2016] W13 S41 FGR=[YR=2016] W10 S24 E32 N22 W8 N2 W14$E14 S2 E8 FOP=[YR=2016] E8 N7 W8 S7$N7 E8 N30 W16 N6 W1$ E1 S6 E16N10$ PTR=E20 FUS=[YR=2016] E14 S6 E16 S30 W8 STR=[YR=2016] S7 W8 N7 E4 N5 E4 S5$N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58$ 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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	0	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