LOT 124
PLUMMER CREEK #1 PB 8/28

ANDRY ROBERT T & CONSTANCE
83213 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0124-0000

BUILDING CHARACTERISTICS

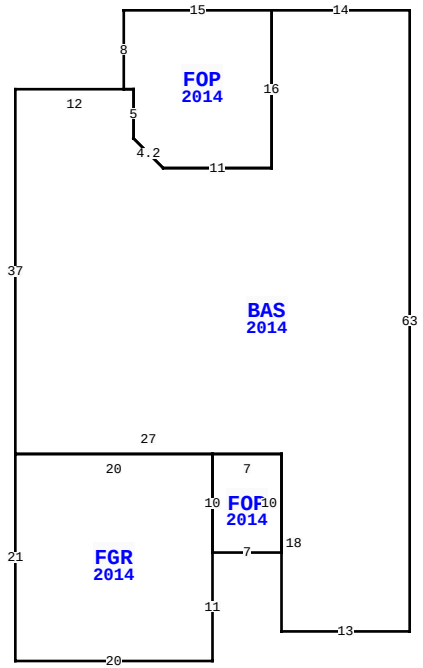
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,719	100	2014	1,719	218,441
FGR	420	55	2014	231	29,355
FOP	70	30	2014	21	2,669
FOP	228	30	2014	68	8,641
TOTALS	2,437			2,039	259,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	128.0664	134.47	274,184	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2022 Heated Area: 1719 HX Base Yr 2022



83213 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		259,104
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,104
SOH/AGL Deduction		162,605
ASSESSED VALUE		161,499
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		105,088
TOTAL JUST VALUE		324,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327993	NEW CONSTR	213,395	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2452/0027	3/25/2021	PR	U	I	19	285,000
GRANTOR: DEBRASON BRIAN SR P/R						
GRANTEE: ANDRY ROBERT T & CO						
2452/0025	3/25/2021	WD	U	I	11	100
GRANTOR: DEBRASON BRIAN SR TRU						
GRANTEE: ANDRY ROBERT T & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] W15 S8 E1 S5 D3 R3 E11 N16$
S16 W11 U3 L3 N5 W12S37 FGR=[YR=2014] S21 E20 N11
FOP=[YR=2014] E7 N10 W7 S10$ N10 W20$ E27 S18 E13 N63$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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