LOT 130
IN OR 1987/1722
PLUMMER CREEK #1 PB 8/28

SMITH BRETT A
83133 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0130-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

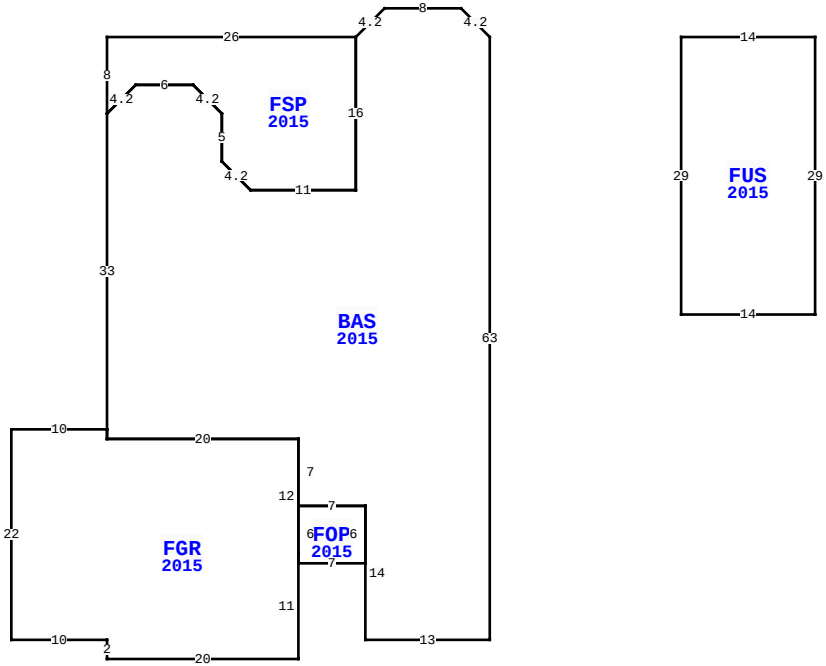
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2015	1,747	220,327
FGR	680	55	2015	374	47,167
FOP	42	30	2015	13	1,640
FSP	289	40	2015	116	14,630
FUS	406	100	2015	406	51,203
TOTALS	3,164			2,656	334,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	125.7696	132.06	350,751	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 2153 HX Base Yr 2016



83133 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		334,967
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		399,967
SOH/AGL Deduction		134,250
ASSESSED VALUE		265,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,306
TOTAL JUST VALUE		399,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529835	CO ISSUED	0	04/16/2015
B1530231	ADDITION	1,700	04/01/2015
B1529835	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/1722	6/05/2015	WD	Q	I	01	239,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH BRETT A						
1954/0742	12/18/2014	WD	Q	V	05	248,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] U3L3 W8 D3L3 S16 W11 U3L3 N5 U3L3 W6 D3L3 S33 S1 E20 S7 E7 S14 E13 N63 $
FGR=[YR=2015;ORIG=-40,41] W10 S22 E10 S2 E20 N11 N12 W20 N1 $
FUS=[YR=2015;ORIG=20,0] E14 S29 W14 N29 $
FSP=[YR=2015;ORIG=-14,0] W26 S8 U3R3 E6 D3R3 S5 D3R3 E11 N16 $
FOP=[YR=2015;ORIG=-20,55] E7 N6 W7 S6 $
PTR=[ORIG=0,0] E20 W20 $
.

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