LOT 135
PLUMMER CREEK #1 PB 8/28

JOWERS STETSON
83033 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0135-0000

BUILDING CHARACTERISTICS

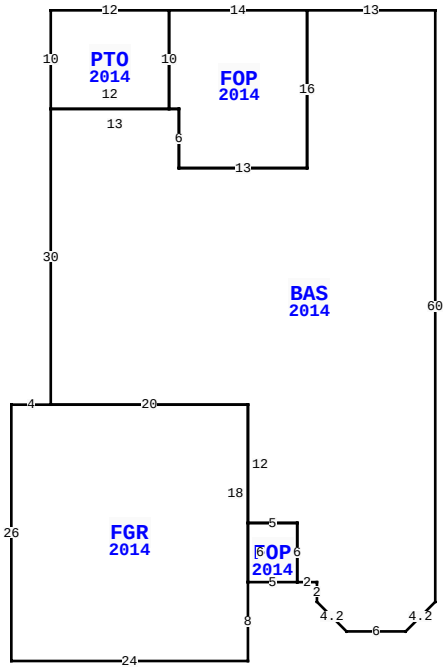
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,585	100	2014	1,585	209,890
FGR	624	55	2014	343	45,421
FOP	30	30	2014	9	1,192
FOP	218	30	2014	65	8,607
PTO	120	5	2014	6	795
TOTALS	2,577			2,008	265,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	133.4564	140.13	281,381	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2021 Heated Area: 1585 HX Base Yr 2021



83033 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		265,905
TOTAL MARKET OB/XF VALUE		52,590
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		383,495
SOH/AGL Deduction		96,653
ASSESSED VALUE		286,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,431
TOTAL JUST VALUE		383,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428283	CO ISSUED	0	06/19/2014
B1428935	ADDITION	19,541	06/01/2014
B1428725	SWIM POOL	20,000	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1879	11/23/2020	WD	Q	I	01	275,000
GRANTOR: CHAPMAN JANET G						
GRANTEE: JOWERS STETSON						
1925/1192	6/20/2014	WD	Q	I	01	209,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CHAPMAN CLAYTON M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] W14 PTO=[YR=2014] W12 S10 E12 N10$ S10 E1 S6 E13 N16$ S16 W13 N6 W13 S30 FGR=[YR=2014] W4 S26 E24 N8 FOP=[YR=2014] E5 N6 W5 S6$ N18 W20$ E20 S12 E5 S6 E2 S2 D3 R3 E6 U3 R3 N60$.

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	0910	SCRN RM L	0	100	0	0	920.00	SF	15.00	15.00	100	2014	2014	3	55	7,590	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 52,590

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