LOT 140
(EX ESMT IN OR 1601/667)
PLUMMER CREEK #1 PBK 8/28

COURTNEY CRAIG ALAN & DANIELLE N
83002 PURPLE MARTIN DR
YULEE, FL 32097

**2026**

**12-2N-26-1601-0140-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

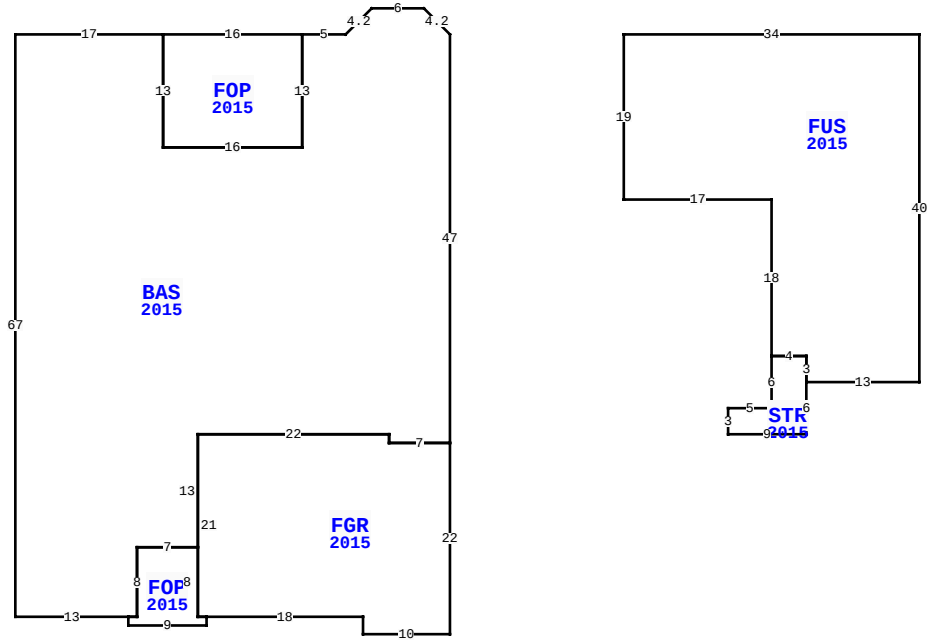
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 2,511 | 100 | 2015 | 2,511 | 293,242 |
| FGR | 622 | 55 | 2015 | 342 | 39,940 |
| FOP | 65 | 30 | 2015 | 20 | 2,336 |
| FOP | 208 | 30 | 2015 | 62 | 7,241 |
| FUS | 991 | 100 | 2015 | 991 | 115,732 |
| STR | 51 | 10 | 2015 | 5 | 584 |
| TOTALS | 4,448 | | | 3,931 | 459,074 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,931 | 116.5230 | 122.35 | 480,958 | 2015 | 2015 | 0 | 0 | 0 | 4.55 | 95.45 |

1 SINGLE FAM 100% - 2024 Heated Area: 3502 HX Base Yr 2024




83002 PURPLE MARTIN DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 459,074 |
| TOTAL MARKET OB/XF VALUE | | 58,533 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 582,607 |
| SOH/AGL Deduction | | 34,244 |
| ASSESSED VALUE | | 548,363 |
| TOTAL EXEMPTION VALUE | VX HX HB | 56,411 |
| BASE TAXABLE VALUE | | 491,952 |
| TOTAL JUST VALUE | | 582,607 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 541,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17007002 | SWIM POOL | 40,784 | 11/01/2017 |
| B1530938 | CO ISSUED | 0 | 12/01/2015 |
| B1530938 | NEW CONSTR | 428,134 | 08/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2647/1250 | 6/05/2023 | WD | Q | I | 01 | 600,000 |
| GRANTOR: GREEN WENDY & RONALD | | | | | | |
| GRANTEE: COURTNEY CRAIG ALAN | | | | | | |
| 2016/1404 | 11/30/2015 | WD | Q | I | 01 | 306,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: GREEN WENDY & RONAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR=E20 FUS=[YR=2015] E34 S40 W13 STR=[YR=2015] S6 W9 N3 E5 N6 E4 S3$ N3 W4 N18 W17 N19$ 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2018 | 2018 | 04 | 95 | 47,500 | |
| 4 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 994.00 | SF | 15.00 | 15.00 | 100 | 2018 | 2018 | 3 | 74 | 11,033 | |

## LAND DESCRIPTION

TOTAL OB/XF 58,533

| 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS