LOT 142
IN OR 1928/1874
PLUMMER CREEK #1 PB 8/28

RAINES STEPHEN & BROOKE A
83018 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0142-0000

BUILDING CHARACTERISTICS

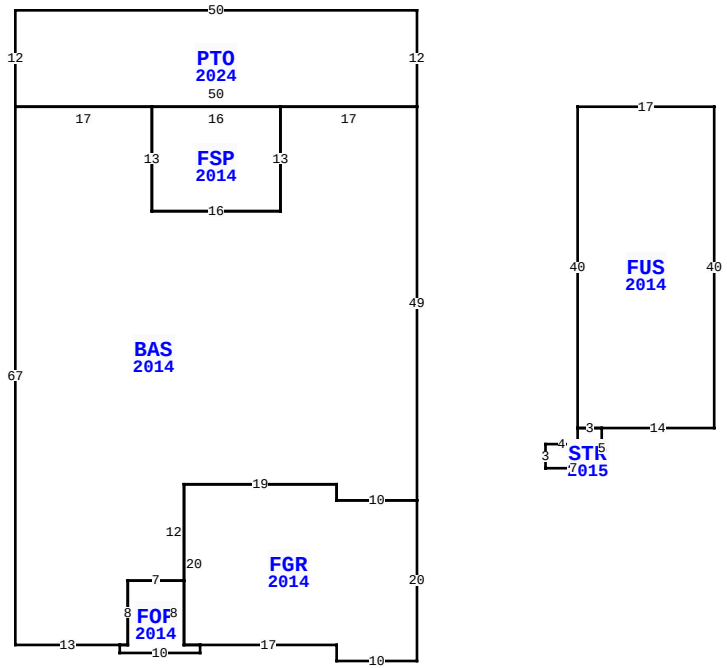
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	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	2,526	100	2014	2,526	311,389
FGR	580	55	2014	319	39,324
FOP	66	30	2014	20	2,466
FSP	208	40	2014	83	10,232
FUS	680	100	2014	680	83,826
PTO	600	5	2024	30	3,698
STR	27	10	2015	3	369
TOTALS	4,687			3,661	451,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,661	123.6510	129.83	475,308	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2015 Heated Area: 3206 HX Base Yr 2015



83018 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		451,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		516,305
SOH/AGL Deduction		230,291
ASSESSED VALUE		286,014
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,603
TOTAL JUST VALUE		516,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428413	CO ISSUED	0	08/06/2015
B1428413	NEW CONSTR	381,947	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1928/1874	7/10/2014	WD	Q	I	01	266,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAINES STEPHEN & BR						
1900/0964	1/31/2014	SW	Q	V	05	419,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 S13 W16 N13 W17 S67 E13 E1 N8 E7 N12 E19 S2 E10 N49 $
FUS=[YR=2014;ORIG=20,0] E17 S40 W14 W3 N40 $
FGR=[YR=2014;ORIG=-27,67] E17 S2 E10 N20 W10 N2 W19 S20 E2 $
FSP=[YR=2014;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2014;ORIG=-37,67] S1 E10 N1 W2 N8 W7 S8 W1 $
STR=[YR=2015;ORIG=23,40] S5 W7 N3 E4 N2 E3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-50,-12] E50 S12 W50 N12 $
.

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