LOT 143
IN OR 2196/1160
PLUMMER CREEK #1 PB 8/28

SMITH GREGORY & JANICE L
83024 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

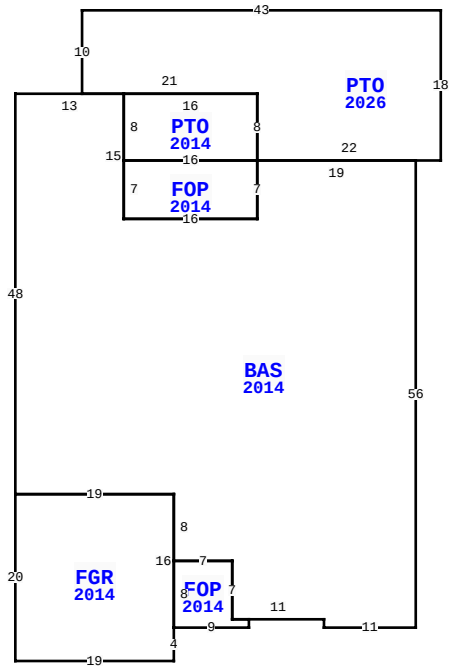
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,309	100	2014	2,309	291,479
FGR	380	55	2014	209	26,384
FOP	58	30	2014	17	2,146
FOP	112	30	2014	34	4,292
PTO	128	5	2014	6	758
PTO	606	5	2026	30	3,788
TOTALS	3,593			2,605	328,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	126.6144	132.95	346,335	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2019 Heated Area: 2309 HX Base Yr 2019



83024 PURPLE MARTIN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,845
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		393,845
SOH/AGL Deduction		108,760
ASSESSED VALUE		285,085
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,674
TOTAL JUST VALUE		393,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429471	CO ISSUED	0	01/12/2015
B1429471	NEW CONSTR	279,718	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1160	5/14/2018	WD	Q	I	02	300,000
GRANTOR: WELDAY JOSEPH R & KAT						
GRANTEE: SMITH GREGORY & JAN						
1963/1459	1/20/2015	WD	Q	I	01	242,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELDAY JOSEPH R & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W19 S7 W16 N15 W13 S48 E19 S8 E7 S7 E11 S1 E11 N56 $
FGR=[YR=2014;ORIG=-48,40] S20 E19 N4 N16 W19 $
PTO=[YR=2014;ORIG=-19,0] N8 W16 S8 E16 $
FOP=[YR=2014;ORIG=-35,0] S7 E16 N7 W16 $
FOP=[YR=2014;ORIG=-29,56] E9 N1 W2 N7 W7 S8 $
PTO=[YR=2026;ORIG=-40,-8] N10 E43 S18 W22 N8 W21 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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