LOT 145
IN OR 1959/1100
PLUMMER CREEK #1 PB 8/28

HEATH ASHLEY B
83040 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0145-0000

BUILDING CHARACTERISTICS

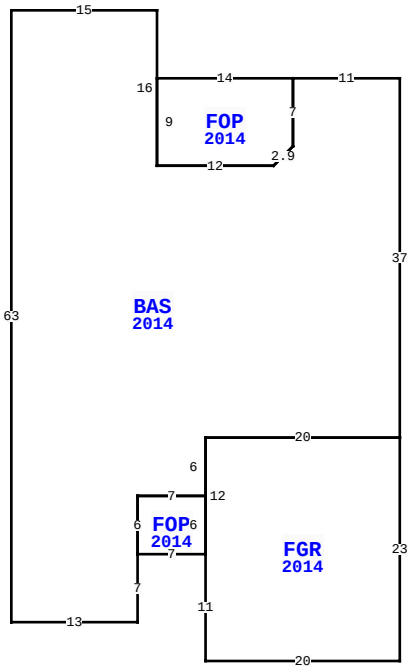
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,750	100	2014	1,750	227,879
FGR	460	55	2014	253	32,945
FOP	42	30	2014	13	1,693
FOP	124	30	2014	37	4,818
TOTALS	2,376			2,053	267,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	130.5458	137.07	281,405	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2016 Heated Area: 1750 HX Base Yr 2016



83040 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		267,335
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,335
SOH/AGL Deduction		135,178
ASSESSED VALUE		197,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,746
TOTAL JUST VALUE		332,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429435	CO ISSUED	0	01/12/2015
B1429435	NEW CONSTR	213,264	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/1100	1/20/2015	WD	Q	I	01	171,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEATH ASHLEY B						
1940/0316	9/25/2014	WD	Q	V	05	261,500
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] W11 FOP=[YR=2014] W14 S9 E12 U2 R2 N7$ S7 D2 L2 W12 N16 W15 S63 E13 N7 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N37$.

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