LOT 152
IN OR 2212/1634
PLUMMER CREEK #1 PB 8/28

MELENDEZ ANGEL ANTONIO
83100 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0152-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

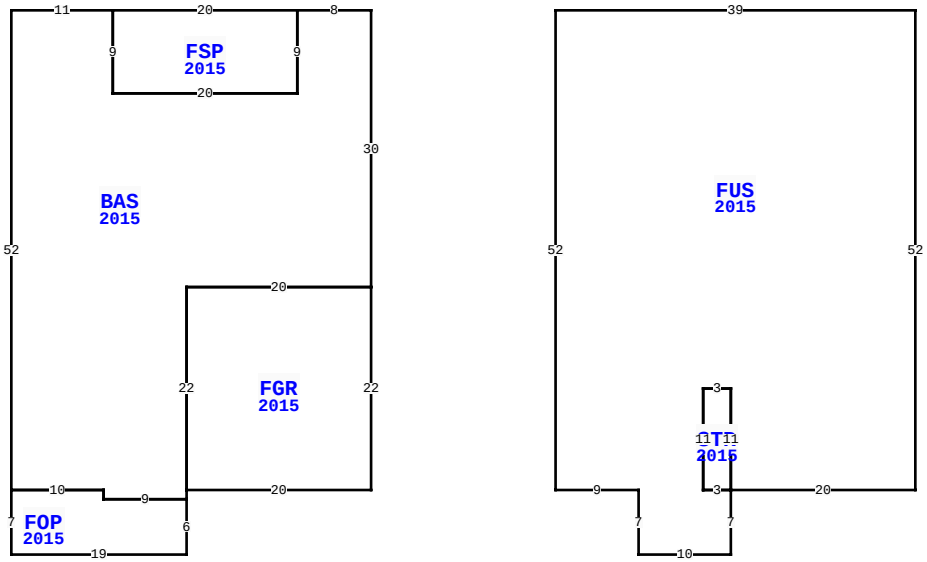
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2015	1,417	159,436
FGR	440	55	2015	242	27,229
FOP	124	30	2015	37	4,164
FSP	180	40	2015	72	8,101
FUS	2,065	100	2015	2,065	232,346
STR	33	10	2015	3	338
TOTALS	4,259			3,836	431,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,836	112.2660	117.88	452,188	2015	2015	0	0	0	4.55	95.45

1 SINGLE FAM 100% - 2018 Heated Area: 3482 HX Base Yr 2018



83100 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		431,613
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		496,613
SOH/AGL Deduction		160,444
ASSESSED VALUE		336,169
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		279,758
TOTAL JUST VALUE		496,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530355	CO ISSUED	0	05/15/2015
B1530355	ADDITION	1,700	04/01/2015
B1529896	NEW CONSTR	414,541	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/1634	7/12/2018	QC	U	I	11	100
GRANTOR: MELENDEZ ANGEL ANTONI						
GRANTEE: MELENDEZ ANGEL A						
2087/1913	12/09/2016	WD	Q	I	01	285,000
GRANTOR: MCKINNEY EUGENE JR &						
GRANTEE: MELENDEZ ANGEL ANTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 FSP=[YR=2015] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2015] S7 E19 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2015] E20 N22 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2015] E39 S52 W20 STR=[YR=2015] W3 N11 E3 S11$ N11 W3 S11 E3 S7 W10 N7W9 N52$ W20$.

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

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