LOT 153
IN OR 2034/1735
PLUMMER CREEK #1 PB 8/28

**PREWITT JEREMY N & ANDRIEL R**
83106 PURPLE MARTIN DR
YULEE, FL 32097

# 2026

**12-2N-26-1601-0153-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

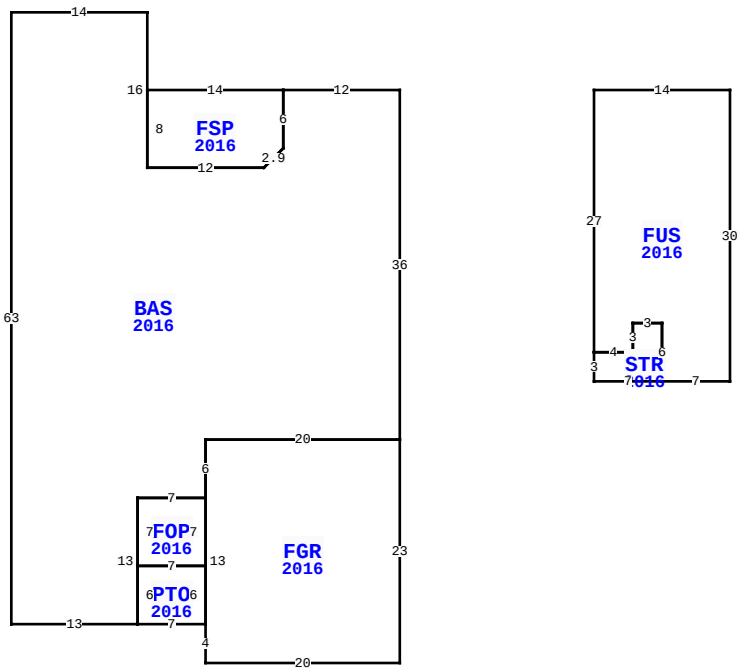
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5013.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,731 | 100 | 2016 | 1,731 | 220,449 |
| FGR | 460 | 55 | 2016 | 253 | 32,220 |
| FOP | 49 | 30 | 2016 | 15 | 1,910 |
| FSP | 110 | 40 | 2016 | 44 | 5,604 |
| FUS | 390 | 100 | 2016 | 390 | 49,668 |
| PTO | 42 | 5 | 2016 | 2 | 254 |
| STR | 30 | 10 | 2016 | 3 | 382 |
| TOTALS | 2,812 | | | 2,438 | 310,488 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,438 | 126.3416 | 132.66 | 323,425 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 2121 HX Base Yr 2017




83106 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 | | 310,488 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 375,488 |
| SOH/AGL Deduction | | 134,581 |
| ASSESSED VALUE | | 240,907 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 189,496 |
| TOTAL JUST VALUE | | 375,488 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 348,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531042 | CO ISSUED | 0 | 03/17/2016 |
| B1531042 | NEW CONSTR | 260,952 | 08/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2034/1735 | 3/16/2016 | WD | Q | I | 01 | 217,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: PREWITT JEREMY N & | | | | | | |
| 1991/1824 | 7/09/2015 | WD | U | V | 11 | 35,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S4 E20 N23 W20 S6 FOP=[YR=2016] W7 S7 E7 N7$ S13$ N6 W7 S6$ N13 E7 N6 E20 N36$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N3 E4 N3 E3 S6$ N6 W3 S3 W4 N27$ 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