

LOT 157
IN OR 2248/750
PLUMMER CREEK #1 PB 8/28

CAMPBELL DAWN C & DONALD STEPHEN
83146 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0157-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 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		3 100			
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	1,742	100	2015	1,742	222,392
FGR	460	55	2015	253	32,299
FOP	56	30	2015	17	2,171
FSP	220	40	2015	88	11,235
UOP	44	20	2015	9	1,149
TOTALS	2,522			2,109	269,244

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,109	127.3118	133.68	281,931	2015	2015	0	0	0	4.50	95.50	
1 SINGLE FAM 100% - 2019 Heated Area: 1742 HX Base Yr 2019													
83146 PURPLE MARTIN DR, YULEE													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE		
						INC DATE					AG DATE		
												04/09/2026	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4		
VALUATION SUMMARY				STANDARD			
VALUATION BY							
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE		269,244					
TOTAL MARKET OB/XF VALUE		0					
TOTAL LAND VALUE - MARKET		65,000					