

LOT 167
PLUMMER CREEK #1 PB 8/28

LOVE TRACY L
83240 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0167-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100	0100	01	2,099	119.6580	125.64	263,718	2015	2015	0	0	0	4.50	95.50	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2019										Heated Area: 1780					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					251,851														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0														
Interior Floor	08	SHT VINYL 60											TOTAL LAND VALUE - MARKET					65,000														
Interior Floor	14	CARPET 40											TOTAL MARKET VALUE					316,851														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					24,117														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					292,734														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					13														
Bathrooms		2 100											BASE TAXABLE VALUE					0														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					316,851														
Stories	1.	1. 100											DOR CODE 0100 SINGLE FAMILY					NCON VALUE					0									
Units		0 100	MAP NUM					INCOME VALUE																								
Occupancy	00	NONE 100	MKT AREA					PREVIOUS YEAR MKT VALUE					293,684																			
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	1,780	100	2015	1,780	213,575																											
FGR	460	55	2015	253	30,357																											
FOP	28	30	2015	8	960																											
FOP	182	30	2015	55	6,599																											
PTO	56	5	2015	3	360																											
TOTALS		2,506		2,099	251,851																											
EXTRA FEATURES						83240 PURPLE MARTIN DR, YULEE										BLD DATE					LGL DATE											
																XF DATE					LAND DATE											
																INC DATE					AG DATE											
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															
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