LOT 168
PLUMMER CREEK #1 PB 8/28

GYSAN EARL W & AMELIA L L/E/
83250 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0168-0000

BUILDING CHARACTERISTICS

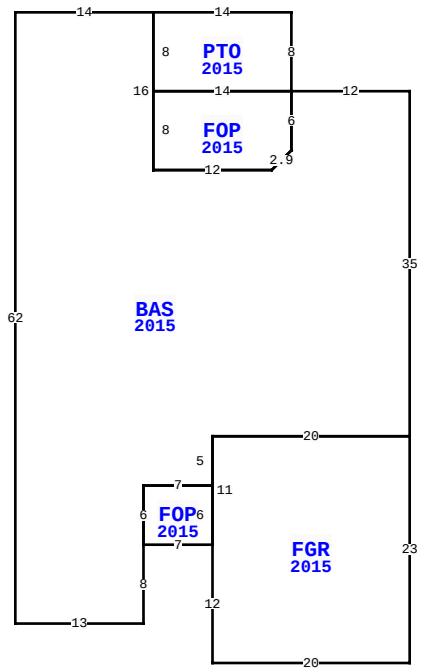
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,684	100	2015	1,684	211,510
FGR	460	55	2015	253	31,777
FOP	42	30	2015	13	1,633
FOP	110	30	2015	33	4,145
PTO	112	5	2015	6	753
TOTALS	2,408			1,989	249,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	125.9104	132.21	262,966	2015	2015	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2016 Heated Area: 1684 HX Base Yr 2016



83250 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		249,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,818
SOH/AGL Deduction		137,819
ASSESSED VALUE		176,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,588
TOTAL JUST VALUE		314,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530186	CO ISSUED	0	06/18/2015
B1530186	NEW CONSTR	215,710	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/881	3/25/2025	LE	U	I	11	100
GRANTOR: GYSAN EARL W & AMELIA						
GRANTEE: GYSAN EARL TIMOTHY						
1988/0406	6/29/2015	WD	Q	I	01	170,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GYSAN EARL W & AMEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 PTO=[YR=2015] N8 W14 S8 FOP=[YR=2015] S8 E12 U2 R2 N6 W14$ E14$ S6 D2 L2 W12 N16 W14 S62 E13 N8 FOP=[YR=2015] E7 FGR=[YR=2015] S12 E20 N23W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N35$.

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