LOT 169
IN OR 1977/1054
PLUMMER CREEK #1 PB 8/28

SMITH NICOLE
83260 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0169-0000

BUILDING CHARACTERISTICS

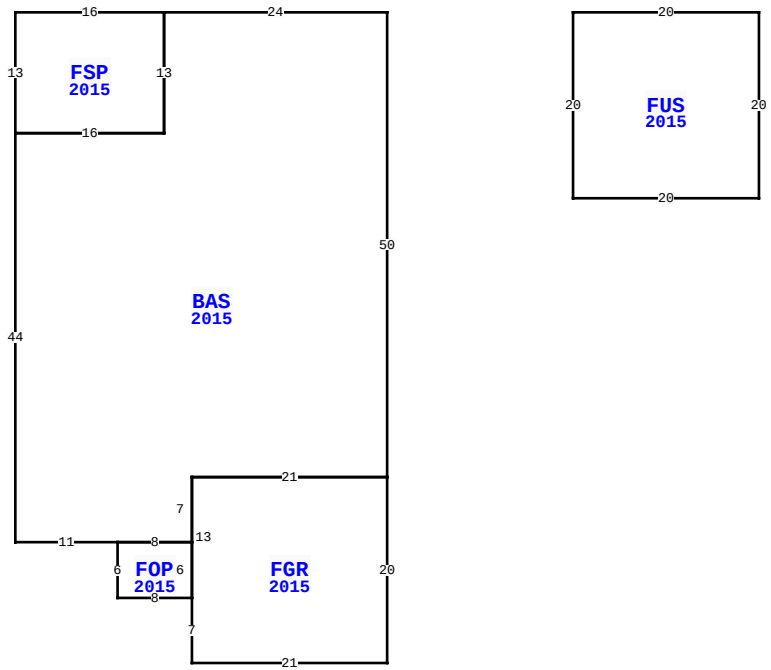
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,925	100	2015	1,925	244,487
FGR	420	55	2015	231	29,338
FOP	48	30	2015	14	1,778
FSP	208	40	2015	83	10,541
FUS	400	100	2015	400	50,802
TOTALS	3,001			2,653	336,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,653	126.7200	133.06	353,008	2015	2015	0	0	0	4.55	95.45

1 SINGLE FAM 100% - 2016 Heated Area: 2325 HX Base Yr 2016



83260 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		336,946
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		401,946
SOH/AGL Deduction		163,656
ASSESSED VALUE		238,290
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,879
TOTAL JUST VALUE		401,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529901	CO ISSUED	0	04/20/2015
B1530233	ADDITION	1,700	04/01/2015
B1529901	NEW CONSTR	280,414	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1054	4/29/2015	WD	Q	I	01	213,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH NICOLE						
1957/1243	1/08/2015	WD	Q	V	05	241,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W16 S13 E16 N13$ S13 W16 S44 E11 FOP=[YR=2015] S6 E8 FGR=[YR=2015] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 FUS=[YR=2015] E20 S20 W20 N20$ 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