LOT 176
IN OR 2043/775
PLUMMER CREEK #1 PB 8/28

GOOD BRANDON J & ANDREA L
83322 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0176-0000

BUILDING CHARACTERISTICS

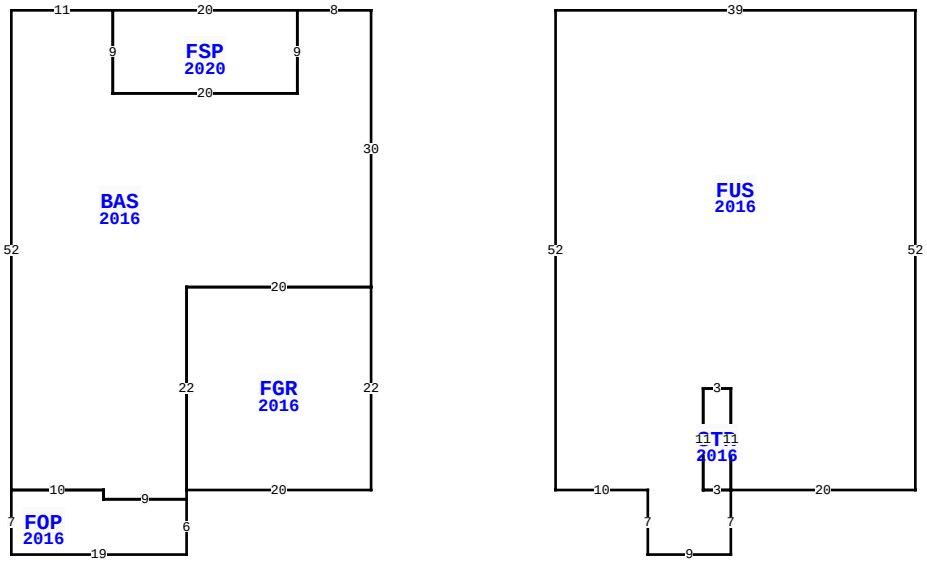
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,417	100	2016	1,417	159,985
FGR	440	55	2016	242	27,323
FOP	124	30	2016	37	4,178
FSP	180	40	2020	72	8,129
FUS	2,058	100	2016	2,058	232,357
STR	33	10	2016	3	339
TOTALS	4,252			3,829	432,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,829	112.0680	117.67	450,558	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2026 Heated Area: 3475 HX Base Yr



83322 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		432,310
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		547,310
SOH/AGL Deduction		0
ASSESSED VALUE		547,310
TOTAL EXEMPTION VALUE	13	547,310
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		547,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009416	SWIM POOL	58,618	10/07/2020
B1531600	CO ISSUED	0	04/08/2016
B1531600	NEW CONSTR	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0775	4/18/2016	WD	Q	I	01	286,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOOD BRANDON J & AN						
2017/0230	12/03/2015	WD	Q	V	05	63,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 FSP=[YR=2020] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2016] S7 E19 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2016] E20 N22 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2016] E39 S52 W20 STR=[YR=2016] W3 N11 E3 S11$ N11 W3 S11E3 S7 W9 N7 W10 N52$ W20$.

EXTRA FEATURES

LN	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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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