LOT 178
IN OR 2024/1935
PLUMMER CREEK #1 PB 8/28

JOHNSON WADE F & AMANDA
83342 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0178-0000

BUILDING CHARACTERISTICS

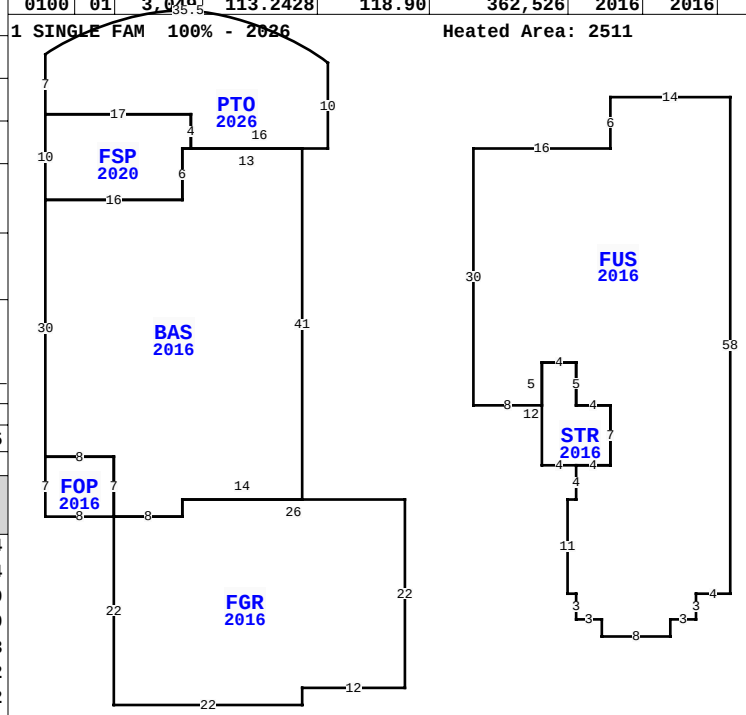
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,110	100	2016	1,110	126,634
FGR	776	55	2016	427	48,714
FOP	56	30	2016	17	1,939
FSP	164	40	2020	66	7,529
FUS	1,401	100	2016	1,401	159,833
PTO	405	5	2026	20	2,282
STR	76	10	2016	8	912
TOTALS	3,988			3,049	347,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,049	113.2428	118.90	362,526	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2026 Heated Area: 2511 HX Base Yr



83342 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		347,844
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		412,844
SOH/AGL Deduction		0
ASSESSED VALUE		412,844
TOTAL EXEMPTION VALUE	13	412,844
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		412,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531076	CO ISSUED	0	01/19/2016
B1531076	NEW CONSTR	323,249	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/1935	1/19/2016	WD	Q	I	01	232,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON WADE F & AM						
1995/0034	7/31/2015	WD	Q	V	05	105,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 E4 N7 W4 N5 W4 S5 W8 N30 $
BAS=[YR=2016;ORIG=0,0] W13 W1 S6 W16 S30 E8 S7 E8 N2 E14 N41 $
FGR=[YR=2016;ORIG=-22,43] S22 E22 N2 E12 N22 W26 S2 W8 $
FSP=[YR=2020;ORIG=-13,0] N4 W17 S10 E16 N6 E1 $
STR=[YR=2016;ORIG=32,37] W4 N12 E4 S5 E4 S7 W4 $
FOP=[YR=2016;ORIG=-30,36] S7 E8 N7 W8 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-30,-4] N7 D1R33G75 S10 W16 N4 W17 $
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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