LOT 181
IN OR 1949/1192
PLUMMER CREEK #1 PB 8/28

BROUWER BRENT S
83380 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0181-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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

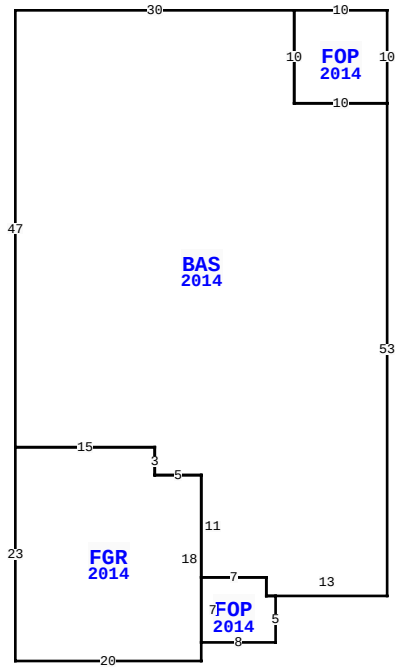
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2014	2,101	257,996
FGR	445	55	2014	245	30,086
FOP	54	30	2014	16	1,965
FOP	100	30	2014	30	3,684
TOTALS	2,700			2,392	293,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	123.1076	129.26	309,190	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 2101 HX Base Yr 2015



83380 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		293,730
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,730
SOH/AGL Deduction		151,665
ASSESSED VALUE		207,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,654
TOTAL JUST VALUE		358,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429062	CO ISSUED	0	11/20/2014
B1429062	NEW CONSTR	254,183	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1192	11/21/2014	WD	Q	I	02	199,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BROUWER BRENT S						
1914/1603	4/28/2014	WD	Q	V	01	39,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 BAS=[YR=2014] W30 S47 FGR=[YR=2014] S23 E20 N2 FOP=[YR=2014] E8 N5 W1 N2 W7 S7$ N18 W5 N3 W15$ E15 S3 E5 S11 E7 S2 E13 N53 W10 N10$ S10 E10 N10$.

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