LOT 155
PLUMMER CREEK #1 PB 8/28

PENA RAFAEL & JAMI
83124 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

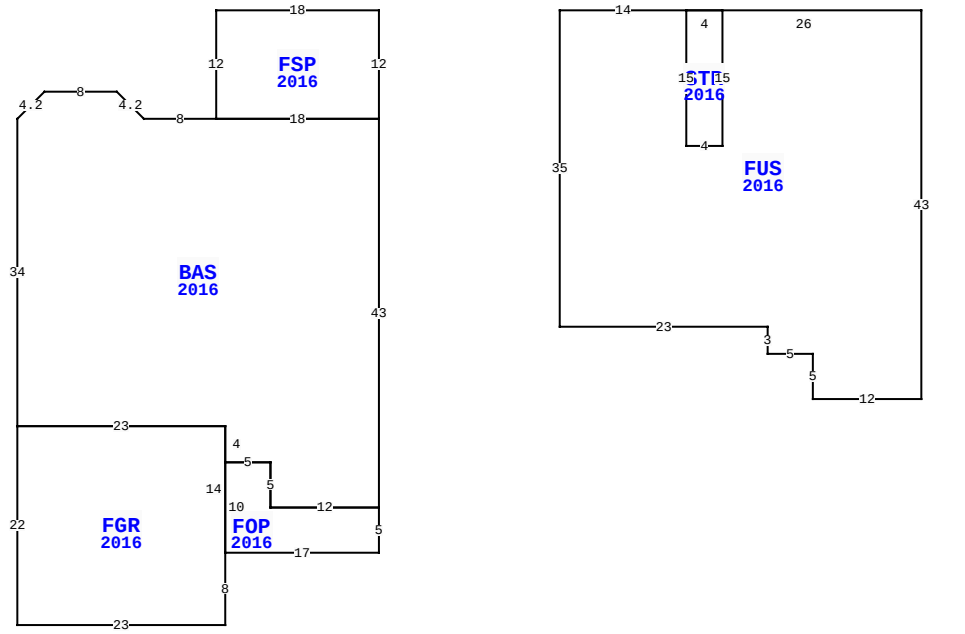
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	143,300
FGR	506	55	278	26,192
FOP	110	30	33	3,109
FSP	216	40	86	8,102
FUS	1,511	100	1,511	142,358
STR	60	10	6	565
TOTALS	3,924		3,435	323,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,435	107.1294	96.68	332,096	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2023 Heated Area: 3032 HX Base Yr 2023



83124 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,628
TOTAL MARKET OB/XF VALUE		6,424
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,052
SOH/AGL Deduction		0
ASSESSED VALUE		385,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		335,052
TOTAL JUST VALUE		385,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531041	CO ISSUED	0	04/08/2016
B1531041	NEW CONSTR	360,965	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0089	2/18/2022	WD	Q	I	01	449,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: PENA RAFAEL & JAMI						
2508/0243	10/25/2021	WD	U	I	37	415,000
GRANTOR: BERRY JAMES & JODI						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W18 S12 BAS=[YR=2016] W8 U3 L3 W8 D3 L3 S34
FGR=[YR=2016] S22 E23 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10$
N14 W23$ E23 S4 E5 S5 E12 N43 W18$ E18 N12$ PTR=E20
FUS=[YR=2016] E14 STR=[YR=2016] S15 E4 N15 W4$ E26 S43 W12 N5
W5 N3 W23 N35$ 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
1	0810	CONCRETE A	0	100	0	0	708.00	SF	6.50	6.50	100	2016	2016	3	97	4,464	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 6,424

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS