LOT 162
PLUMMER CREEK #1 PB 8/28

CHARETTE CHRISTOPHER & CASSANDRA JEAN
83194 PURPLE MARTIN DR
YULEE, FL 32097

2024

12-2N-26-1601-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

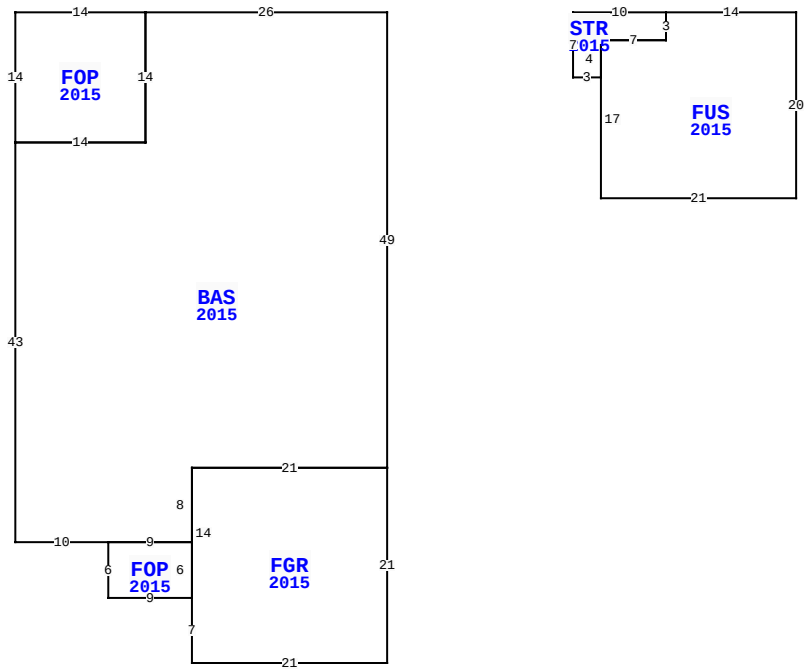
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,916	100	1,916	207,507
FGR	441	55	243	26,317
FOP	54	30	16	1,733
FOP	196	30	59	6,390
FUS	399	100	399	43,213
STR	42	10	4	433
TOTALS	3,048		2,637	285,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,637	118.1376	112.23	295,951	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2315 HX Base Yr 2024



83194 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,593
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,693
SOH/AGL Deduction		0
ASSESSED VALUE		344,693
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,693
TOTAL JUST VALUE		344,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530739	NEW CONSTR	283,374	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/73	7/19/2023	WD	Q	I	01	430,000
GRANTOR: ORTA ISRAEL A & ALICI						
GRANTEE: CHARETTE CHRISTOPHE						
2359/1361	4/17/2020	WD	Q	I	01	287,000
GRANTOR: SIKES CHARLES D & KAS						
GRANTEE: ORTA ISRAEL A & ALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FOP=[YR=2015] W14 S14 E14 N14$ S14 W14 S43 E10 FOP=[YR=2015] S6 E9 FGR=[YR=2015] S7 E21 N21 W21 S14$ N6 W9$ E9 N8 E21 N49$ PTR=E20 STR=[YR=2015] E10 FUS=[YR=2015] E14 S20 W21 N17 E7 N3$ S3 W7 S4 W3 N7$ 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	664.00	SF	6.50	6.50	100	2015	2015	3	95	4,100	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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 08/06/2024 BY SYS