LOT 144
PLUMMER CREEK #1 PB 8/28

FERGUSON JONATHAN MARK & BRANDY ROZAR
83036 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0144-0000

BUILDING CHARACTERISTICS

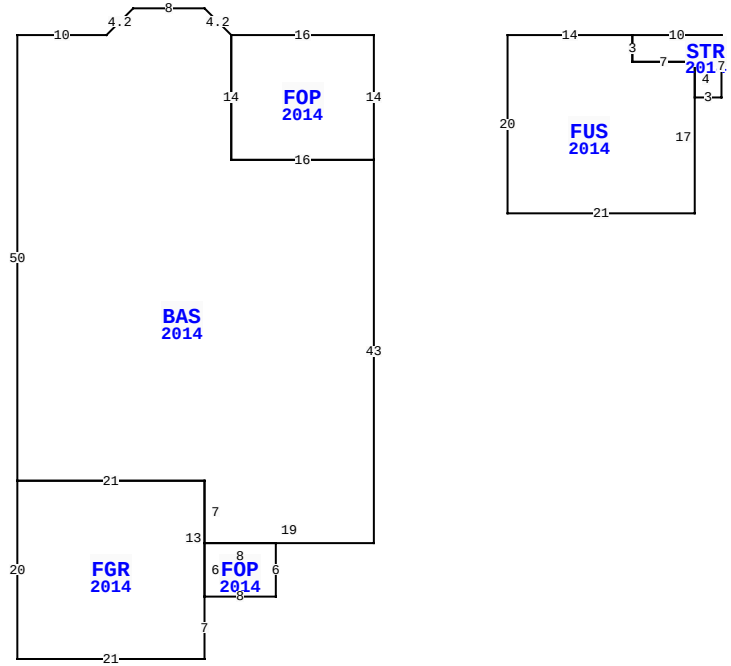
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2014	1,942	223,963
FGR	420	55	2014	231	26,641
FOP	48	30	2014	14	1,615
FOP	224	30	2014	67	7,727
FUS	399	100	2014	399	46,015
STR	42	10	2014	4	461
TOTALS	3,075			2,657	306,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	120.7584	120.76	320,859	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2341 HX Base Yr



83036 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 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	306,420
TOTAL MARKET OB/XF VALUE	4,094
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	370,514
SOH/AGL Deduction	0
ASSESSED VALUE	370,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,514
TOTAL JUST VALUE	370,514
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429056	CO ISSUED	0	10/22/2014
B1429056	NEW CONSTR	280,365	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1068	7/01/2024	WD	Q	I	01	449,900
GRANTOR: PENROD DAVID & MELISS						
GRANTEE: FERGUSON JONATHAN M						
1947/0760	10/24/2014	WD	Q	I	02	217,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PENROD DAVID & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W16 BAS=[YR=2014] L3 U3 W8 D3 L3 W10 S50 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E15 FUS=[YR=2014] E14 STR=[YR=2014] E10 S7 W3 N4 W7 N3$ S3 E7 S17 W21 N20$ W15$.

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	0	0	0	670.00	SF	6.50	6.50	100	2014	2014	3	94	4,094	

LAND DESCRIPTION

TOTAL OB/XF 4,094

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS