LOT 150
PLUMMER CREEK #1 PB 8/28

COLOME-CARBALLOSA NOEMI
83084 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

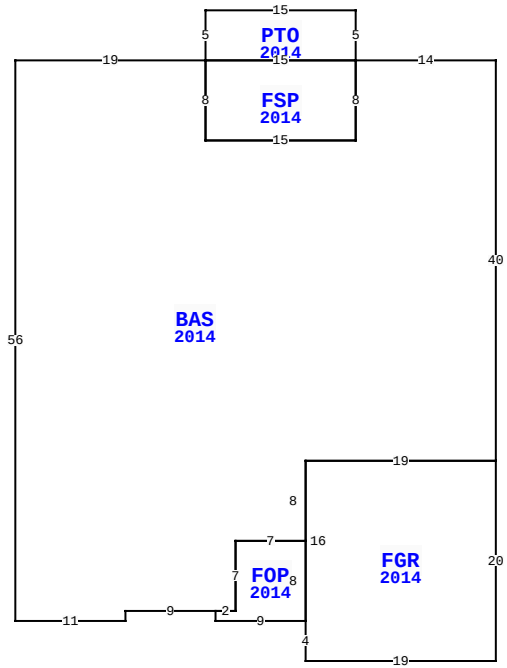
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,197	100	2014	2,197	249,133
FGR	380	55	2014	209	23,700
FOP	58	30	2014	17	1,928
FSP	120	40	2014	48	5,444
PTO	75	5	2014	4	454
TOTALS	2,830			2,475	280,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	118.7424	118.74	293,882	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2197 HX Base Yr 2020



83084 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,657
TOTAL MARKET OB/XF VALUE		5,774
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		346,431
SOH/AGL Deduction		177,472
ASSESSED VALUE		168,959
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		113,237
TOTAL JUST VALUE		346,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428412	CO ISSUED	0	07/02/2014
B1428412	NEW CONSTR	263,667	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1899	2/22/2019	WD	Q	I	01	275,000
GRANTOR: STEIGER JOSHUA & JENN						
GRANTEE: CARBALLOSA HUGO P &						
1929/0572	7/07/2014	WD	Q	I	01	199,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEIGER JOSHUA & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 PTO=[YR=2014] N5 W15 S5 FSP=[YR=2014] S8 E15 N8 W15$ E15$ S8 W15 N8 W19 S56 E11 N1 E9 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S4 E19 N20 W19 S16$ N8 W7 S7 W2$ E2 N7 E7 N8 E19 N40$.

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	945.00	SF	6.50	6.50	100	2014	2014	3	94	5,774	

LAND DESCRIPTION

TOTAL OB/XF 5,774

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

REVIEW DATE 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS