LOT 151
PLUMMER CREEK #1 PB 8/28

BREHMER JAMIE & MATTHEW
83094 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0151-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

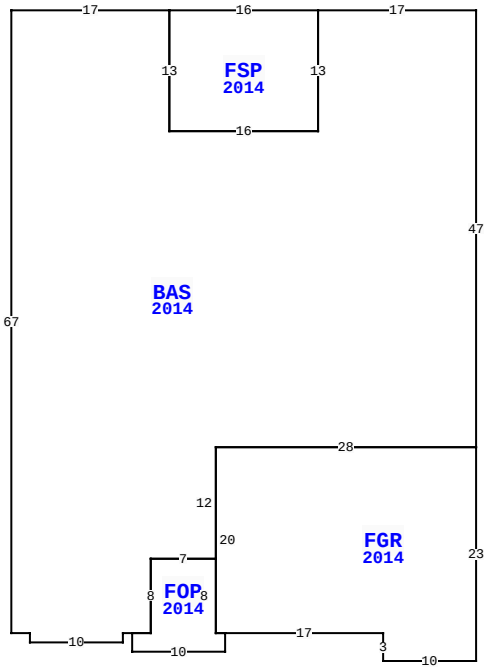
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2014	2,536	276,094
FGR	590	55	2014	324	35,274
FOP	76	30	2014	23	2,504
FSP	208	40	2014	83	9,036
TOTALS	3,410			2,966	322,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,966	113.9985	114.00	338,124	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2536 HX Base Yr 2022



83094 PURPLE MARTIN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,908
TOTAL MARKET OB/XF VALUE		11,478
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		394,386
SOH/AGL Deduction		64,921
ASSESSED VALUE		329,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,743
TOTAL JUST VALUE		394,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428457	CO ISSUED	0	08/14/2014
B1429105	ALUMWALL	1,700	07/01/2014
B1428457	NEW CONSTR	305,324	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/1048	2/16/2021	WD	Q	I	01	325,000
GRANTOR: GONGA RICARDO & TARA						
GRANTEE: BREHMER JAMIE & MAT						
1954/1685	12/11/2014	WD	U	I	11	100
GRANTOR: LEE DAVID & CLARA						
GRANTEE: GONGA RICARDO & TAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W16 S13 E16 N13$ S13 W16 N13 W17 S67E2 S1 E10N1 E1 FOP=[YR=2014] S2 E10 N2 FGR=[YR=2014] E17 S3 E10 N23 W28 S20 E1$ W1 N8 W7 S8 W2$ E2 N8 E7 N12 E28 N47$.

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	0811	CONCRETE B	0	100	0	0	1,609.00	SF	5.20	5.20	100	2014	2014	3	94	7,865	
2	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2014	2014	3	85	1,142	
3	0462	ST/AL FNC	0	100	0	0	348.00	SF	10.00	10.00	100	2014	2014	3	71	2,471	

LAND DESCRIPTION

TOTAL OB/XF 11,478

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