LOT 155
PLUMMER CREEK #1 PB 8/28

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

2025

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

BUILDING CHARACTERISTICS

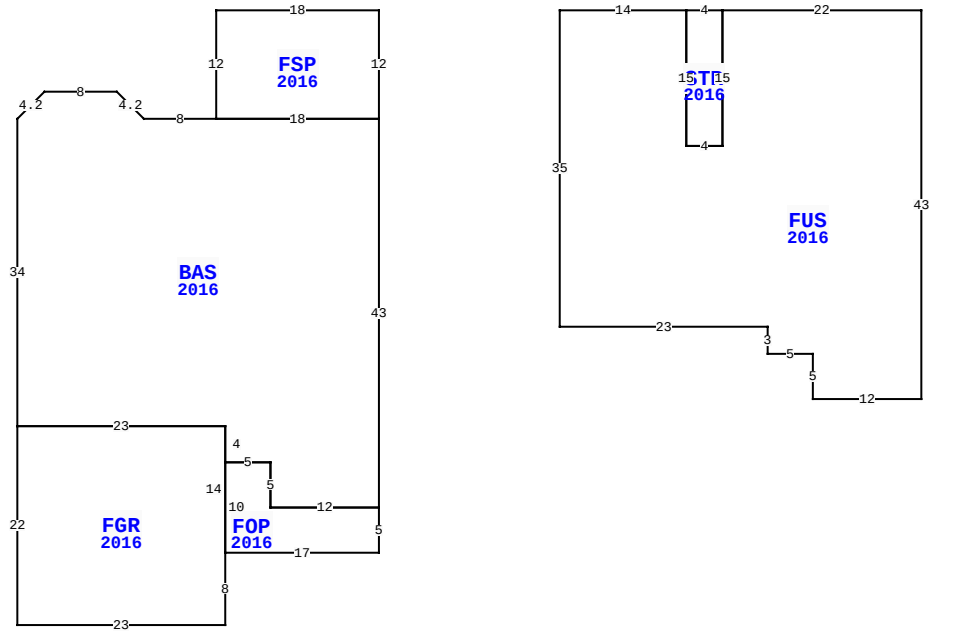
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	2016	1,521	157,160
FGR	506	55	2016	278	28,725
FOP	110	30	2016	33	3,410
FSP	216	40	2016	86	8,886
FUS	1,451	100	2016	1,451	149,928
STR	60	10	2016	6	620
TOTALS	3,864			3,375	348,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,375	107.1294	107.13	361,564	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2972 HX Base Yr 2023



83124 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		348,728
TOTAL MARKET OB/XF VALUE		6,312
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		415,040
SOH/AGL Deduction		9,248
ASSESSED VALUE		405,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,070
TOTAL JUST VALUE		415,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,356

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

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	95	4,372	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-18,12] W8 U3L3 W8 D3L3 S34 E23 S4 E5 S5 E12 N43 W18 $
FUS=[YR=2016;ORIG=20,0] E14 S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 $
FGR=[YR=2016;ORIG=-40,46] S22 E23 N8 N14 W23 $
FSP=[YR=2016;ORIG=0,0] W18 S12 E18 N12 $
FOP=[YR=2016;ORIG=-17,60] E17 N5 W12 N5 W5 S10 $
STR=[YR=2016;ORIG=34,0] S15 E4 N15 W4 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,312

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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS