LOT 162
PLUMMER CREEK #1 PB 8/28

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

2025

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

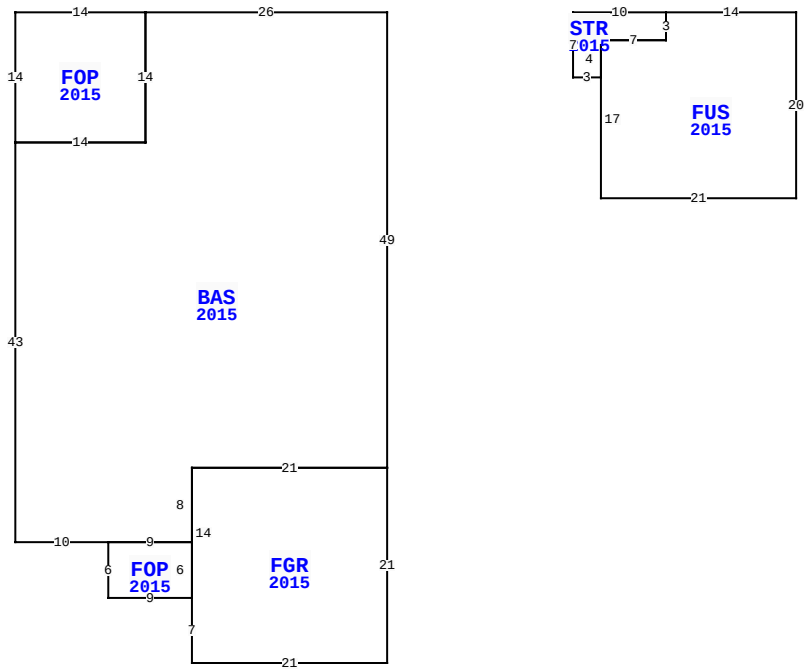
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2015	1,916	217,302
FGR	441	55	2015	243	27,560
FOP	54	30	2015	16	1,814
FOP	196	30	2015	59	6,691
FUS	399	100	2015	399	45,252
STR	42	10	2015	4	454
TOTALS	3,048			2,637	299,074

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	118.14	311,535	2015	2015	0	0	0	4.00	96.00

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	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,074
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	363,174
SOH/AGL Deduction	8,485
ASSESSED VALUE	354,689
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	303,967
TOTAL JUST VALUE	363,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,693

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	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