LOT 132
IN OR 2026/1147
PLUMMER CREEK #1 PB 8/28

PABON SANTOS CHRISTOPHER & IVELISSE
83101 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0132-0000

BUILDING CHARACTERISTICS

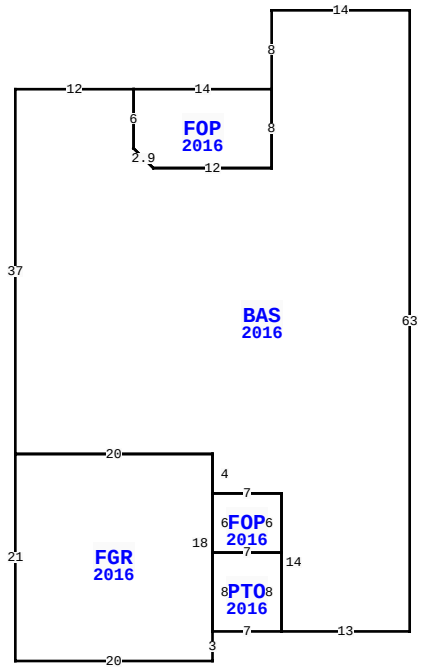
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,744	100	2016	1,744	220,782
FGR	420	55	2016	231	29,244
FOP	42	30	2016	13	1,645
FOP	110	30	2016	33	4,178
PTO	56	5	2016	3	380
TOTALS	2,372			2,024	256,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	125.5870	131.87	266,905	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 1744 HX Base Yr 2017



83101 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		256,229
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		321,229
SOH/AGL Deduction		117,388
ASSESSED VALUE		203,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,430
TOTAL JUST VALUE		321,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531147	CO ISSUED	0	02/03/2016
B1531147	NEW CONSTR	216,917	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1147	1/29/2016	WD	Q	I	01	184,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANTOS CHRISTOPHER						
2001/1104	9/02/2015	WD	Q	V	01	33,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S8 FOP=[YR=2016] W14 S6 D2 R2 E12 N8$ S8 W12 U2 L2 N6 W12 S37 FGR=[YR=2016] S21 E20 N3 PTO=[YR=2016] E7 N8 FOP=[YR=2016] N6 W7 S6 E7$ W7 S8$ N18 W20$ E20 S4 E7 S14 E13 N63$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS