LOT 133
IN OR 2026/1378
PLUMMER CREEK #1 PB 8/28

CARSON ROGER C & JESSICA
83075 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0133-0000

BUILDING CHARACTERISTICS

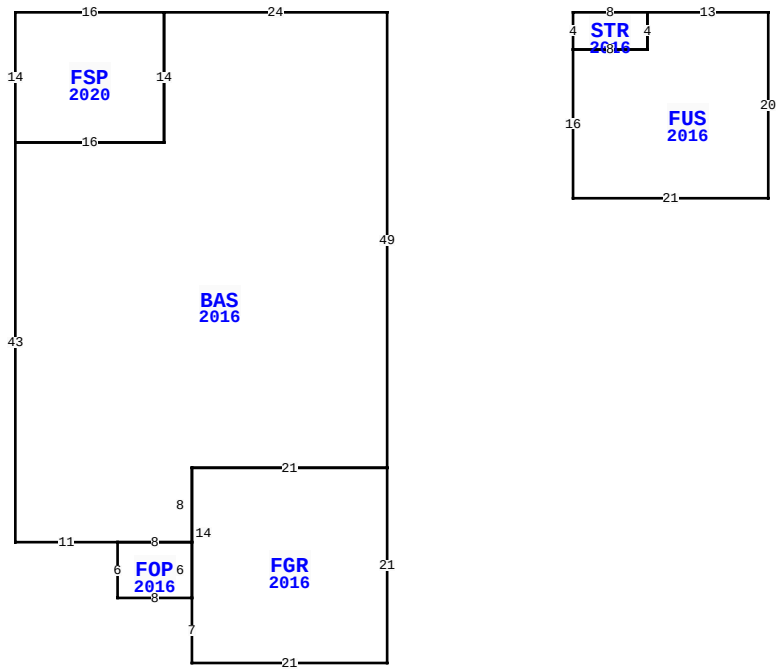
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,888	100	2016	1,888	239,829
FGR	441	55	2016	243	30,868
FOP	48	30	2016	14	1,778
FSP	224	40	2020	90	11,432
FUS	388	100	2016	388	49,287
STR	32	10	2016	3	381
TOTALS	3,021			2,626	333,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	126.0864	132.39	347,656	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2017 Heated Area: 2276 HX Base Yr 2017



83075 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		333,576
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		398,576
SOH/AGL Deduction		130,750
ASSESSED VALUE		267,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,415
TOTAL JUST VALUE		398,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531120	CO ISSUED	0	01/28/2016
B1531120	NEW CONSTR	282,534	09/01/2015
B1531120	NEW CONSTR	282,534	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1378	1/27/2016	WD	Q	I	01	237,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARSON ROGER C & JE						
1995/0034	7/31/2015	WD	Q	V	05	105,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E20 STR=[YR=2016] E8 FUS=[YR=2016] E13 S20 W21 N16 E8 N4$ S4 W8 N4$ 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

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