LOT 144
PLUMMER CREEK #1 PB 8/28

FERGUSON JONATHAN MARK & BRANDY ROZAR
83036 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0144-0000

BUILDING CHARACTERISTICS

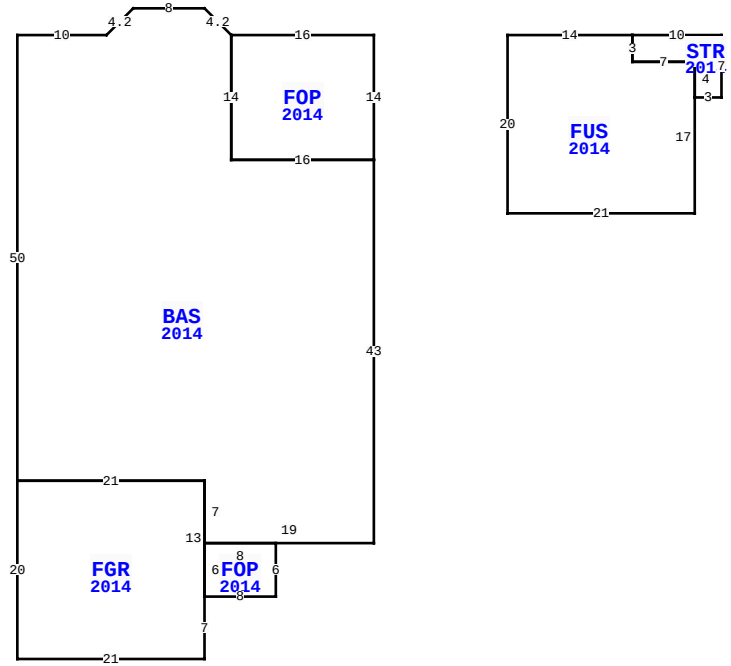
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,942	100	2014	1,942	245,058
FGR	420	55	2014	231	29,150
FOP	48	30	2014	14	1,767
FOP	224	30	2014	67	8,455
FUS	399	100	2014	399	50,349
STR	42	10	2014	4	504
TOTALS	3,075			2,657	335,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	126.5088	132.83	352,929	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2025 Heated Area: 2341 HX Base Yr



83036 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	335,283
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	400,283
SOH/AGL Deduction	0
ASSESSED VALUE	400,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,283
TOTAL JUST VALUE	400,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429056	CO ISSUED	0	10/22/2014
B1429056	NEW CONSTR	280,365	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1068	7/01/2024	WD	Q	I	01	449,900
GRANTOR: PENROD DAVID & MELISS						
GRANTEE: FERGUSON JONATHAN M						
1947/0760	10/24/2014	WD	Q	I	02	217,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PENROD DAVID & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W16 BAS=[YR=2014] L3 U3 W8 D3 L3 W10 S50 FGR=[YR=2014] S20 E21 N7 FOP=[YR=2014] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E15 FUS=[YR=2014] E14 STR=[YR=2014] E10 S7 W3 N4 W7 N3$ S3 E7 S17 W21 N20$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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