LOT 162
PLUMMER CREEK #1 PB 8/28

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

2026

12-2N-26-1601-0162-0000

BUILDING CHARACTERISTICS

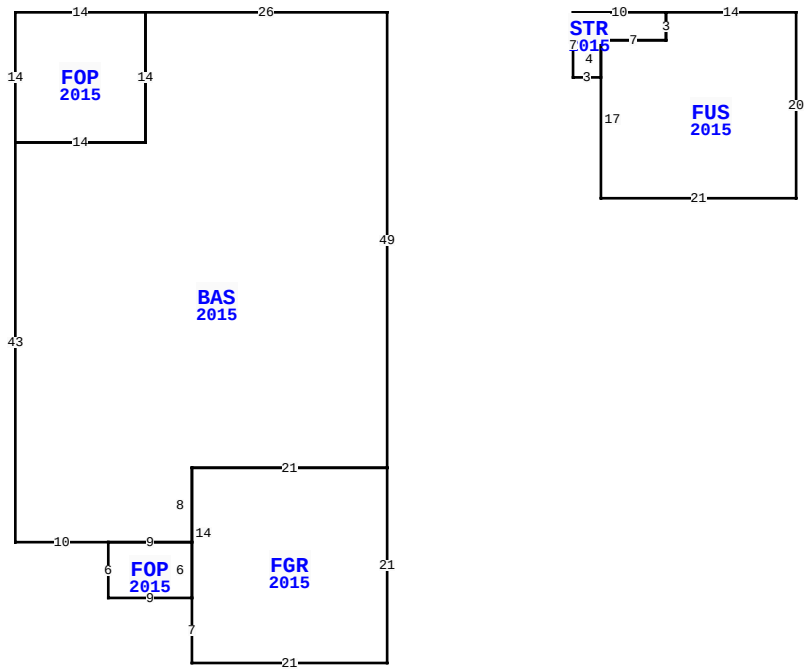
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,916	100	2015	1,916	237,780
FGR	441	55	2015	243	30,157
FOP	54	30	2015	16	1,985
FOP	196	30	2015	59	7,322
FUS	399	100	2015	399	49,517
STR	42	10	2015	4	497
TOTALS	3,048			2,637	327,257

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	123.7632	129.95	342,678	2015	2015	0	0	0	4.50	95.50

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	04/09/2026 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		327,257
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		392,257
SOH/AGL Deduction		27,991
ASSESSED VALUE		364,266
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,855
TOTAL JUST VALUE		392,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,174

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

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	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