LOT 141
PLUMMER CREEK #1 PB 8/28

DEMPSTER TRUST/DEMPSTER DAVID G TRUSTEE
83004 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

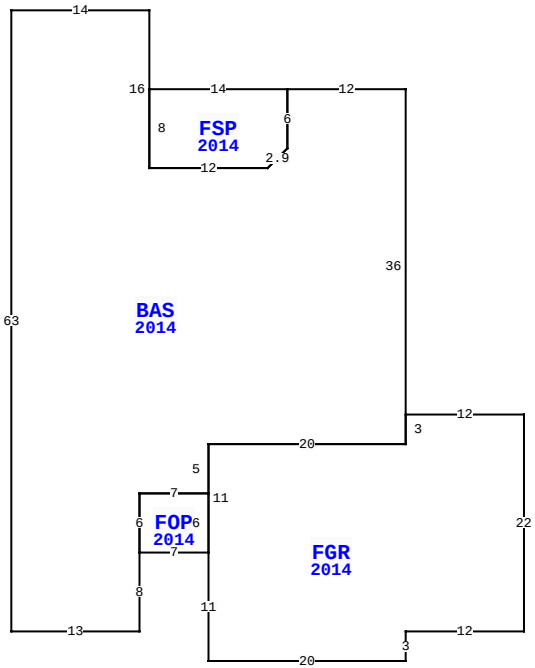
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	191,271
FGR	704	55	387	42,936
FOP	42	30	13	1,443
FSP	110	40	44	4,882
TOTALS	2,580		2,168	240,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	127.3902	114.97	249,255	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1724 HX Base Yr 2015



83004 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,531
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,331
SOH/AGL Deduction		169,519
ASSESSED VALUE		131,812
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		31,812
TOTAL JUST VALUE		301,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429342	ADDITION	1,700	09/01/2014
B1428908	NEW CONSTR	222,692	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/0447	9/30/2021	SW	U	I	11	100
GRANTOR: DEMPSTER DAVID & DORO						
GRANTEE: DEMPSTER TRUST						
1940/0370	9/24/2014	WD	Q	I	02	204,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEMPSTER DAVID & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FSP=[YR=2014] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 N8 FOP=[YR=2014] E7 FGR=[YR=2014] S11 E20 N3 E12 N22 W12 S3 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	0811	CONCRETE B	0	100	0	0	1,174.00	SF	5.20	5.20	100	2014	2014	3	95	5,800	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS