LOT 113
PLUMMER CREEK #1 PB 8/28

BAKER IAN JAMES
83335 PURPLE MARTIN DR
YULEE, FL 32097

2025

12-2N-26-1601-0113-0000

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		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

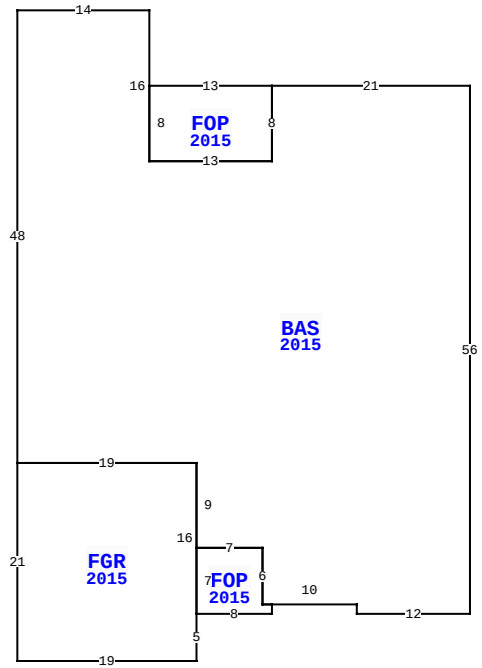
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,333	100	2015	2,333	265,268
FGR	399	55	2015	219	24,900
FOP	50	30	2015	15	1,706
FOP	104	30	2015	31	3,525
TOTALS	2,886			2,598	295,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,598	118.4400	118.44	307,707	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2333 HX Base Yr



83335 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 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	295,399
TOTAL MARKET OB/XF VALUE	4,409
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	359,808
SOH/AGL Deduction	0
ASSESSED VALUE	359,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,808
TOTAL JUST VALUE	359,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529834	NEW CONSTR	278,459	05/11/2015
B1529834	CO ISSUED	0	04/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1566	7/22/2024	WD	Q	I	01	459,000
GRANTOR: KUESTER WILLIAM F & G						
GRANTEE: BAKER IAN JAMES						
2288/1092	7/09/2019	WD	Q	I	02	305,000
GRANTOR: BALDWIN KATIE J						
GRANTEE: KUESTER WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W13 S8 E13 N8$ S8 W13 N16 W14 S48 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7 $ N16 W19$ E19 S9 E7 S6 E10 S1 E12 N56$.

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	0810	CONCRETE A	0	0	0	0	714.00	SF	6.50	6.50	100	2015	2015	3	95	4,409	

LAND DESCRIPTION

TOTAL OB/XF 4,409

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS