LOT 141
PLUMMER CREEK #1 PB 8/28

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

2026

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

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

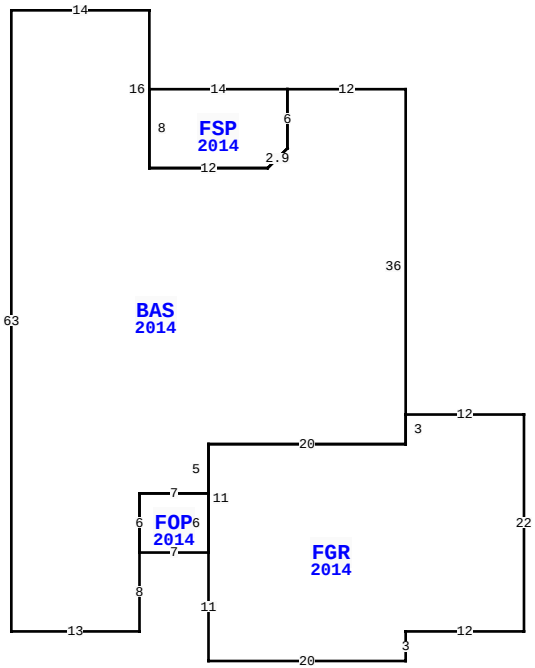
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2014	1,724	229,505
FGR	704	55	2014	387	51,519
FOP	42	30	2014	13	1,731
FSP	110	40	2014	44	5,858
TOTALS	2,580			2,168	288,612

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	133.4564	140.13	303,802	2014	2014	0	0	0	5.00	95.00

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	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		288,612
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,612
SOH/AGL Deduction		210,137
ASSESSED VALUE		143,475
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		42,064
TOTAL JUST VALUE		353,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,790

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

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