LOT 159
IN OR 2023/1827
PLUMMER CREEK #1 PB 8/28

BARKER DAVID KENNETH &/BAKER GENEVIEVE SUZANNE
83166 PURPLE MARTIN DRIVE
YULEE, FL 32097

2026

12-2N-26-1601-0159-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

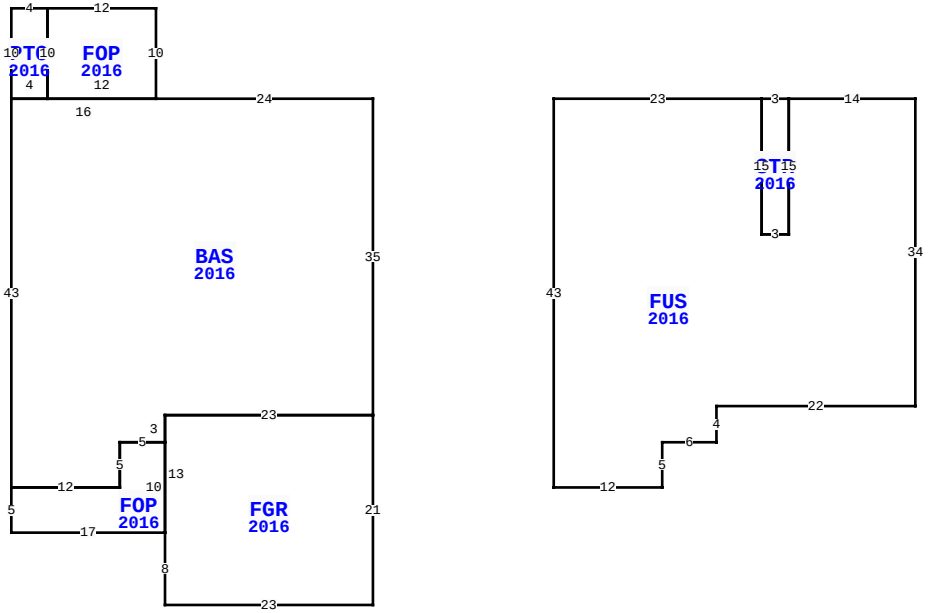
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2016	1,511	173,400
FGR	483	55	2016	266	30,526
FOP	110	30	2016	33	3,787
FOP	120	30	2016	36	4,131
FUS	1,447	100	2016	1,447	166,055
PTO	40	5	2016	2	229
STR	45	10	2016	4	459
TOTALS	3,756			3,299	378,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,299	113.8500	119.54	394,362	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 2958 HX Base Yr 2021



83166 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		378,588
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		443,588
SOH/AGL Deduction		101,552
ASSESSED VALUE		342,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,625
TOTAL JUST VALUE		443,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531074	CO ISSUED	0	01/12/2016
B1531074	NEW CONSTR	358,884	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1451	4/14/2020	WD	Q	I	01	329,900
GRANTOR: HARRIS ERIC KENNETH &						
GRANTEE: BARKER DAVID KENNET						
2023/1827	1/14/2016	WD	Q	I	01	229,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS ERIC KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] N10 W12 PTO=[YR=2016] W4 S10 E4 N10$ S10 E12 $ W16 S43 FOP=[YR=2016] S5 E17 FGR=[YR=2016] S8 E23 N21 W23 S13$ N10 W5 S5 W12$ E12 N5 E5 N3 E23 N35$ PTR=E20 FUS=[YR=2016] E23 STR=[YR=2016] E3 S15 W3 N15$ S15 E3 N15 E14 S34W22 S4 W6 S5 W12 N43$ 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