LOT 166
PLUMMER CREEK #1 PB 8/28

FKH SFR PROPCO K LP/PATEL DINESH TRUSTEE
1850 PARKWAY PLACE
MARIETTA, GA 30067

2026

12-2N-26-1601-0166-0000

BUILDING CHARACTERISTICS

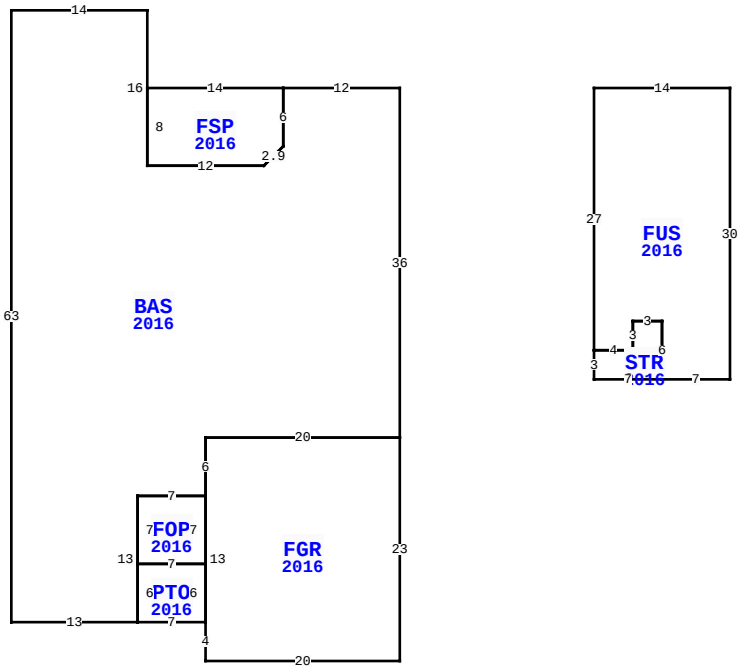
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,731	100	2016	1,731	225,335
FGR	460	55	2016	253	32,935
FOP	49	30	2016	15	1,953
FSP	110	40	2016	44	5,727
FUS	390	100	2016	390	50,769
PTO	42	5	2016	2	260
STR	30	10	2016	3	391
TOTALS	2,812			2,438	317,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,438	129.1444	135.60	330,593	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 2121 HX Base Yr



83230 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,369
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	382,369
SOH/AGL Deduction	0
ASSESSED VALUE	382,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,369
TOTAL JUST VALUE	382,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531146	CO ISSUED	0	01/28/2016
B1531146	NEW CONSTR	260,952	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1010	6/30/2022	WD	Q	I	01	430,000
GRANTOR: PATEL LIVING TRUST						
GRANTEE: FKH SFR PROPCO K LP						
2515/1649	11/02/2021	WD	U	I	11	100
GRANTOR: PATEL DINESH K & LILA						
GRANTEE: PATEL LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S4 E20 N23 W20 S6 FOP=[YR=2016] W7 S7 E7 N7$ S13$ N6 W7 S6$ N13 E7 N6 E20 N36$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N3 E4 N3 E3 S6$ N6 W3 S3 W4 N27$ W20$.

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	0	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