



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0900	01	1,704	122.1000	144.99	247,063	1996	1996	0	0	0	12.50	87.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1453									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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		01																			
NEIGHBORHOOD/LOC			1046.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,453	100	1,453	184,336																					
FGR	380	55	209	26,515																					
FOP	108	30	32	4,060																					
PTO	210	5	10	1,269																					
TOTALS			2,151	1,704	216,180																				
EXTRA FEATURES			2106 PURCELL DR, FERNANDINA BEACH																						
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								
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800									
2	0811	CONCRETE B	0	100	0	0	647.00	SF	5.20	5.20	100	1996	1996	3	73	2,456									
3	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	1996	1996	3	73	389									
4	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	2005	2005	3	87	622									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=1996] W14 PTO=[YR=1996] N10 W21 S10 E21 \$ W33 S32																									
FGR=[YR=1996] S20 E19 N15 FOP=[YR=1996] E15 N7 W1 N3 W5 S3 W2																									
S2 W6 N2 W1 S7 \$ N5 W19 \$ E19 N2 E1 S2 E6 N2 E2 N3 E5 S3 E3																									
S1 E8 N1 E3 N30 \$.																									
LAND DESCRIPTION			TOTAL OB/XF 6,267																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000								
REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																									