LOT 25
IN OR 1014/1025
LAKEWOOD #5 PB 5/380

WESTON ANDREW D & LAURA A
2126 PURCELL DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

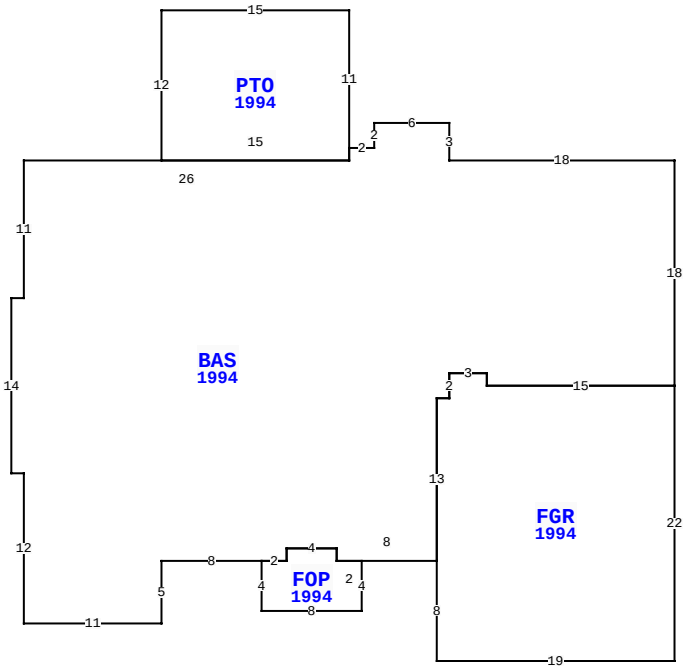
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,481	100	1,481	181,536
FGR	420	55	231	28,315
FOP	36	30	11	1,349
PTO	180	5	9	1,103
TOTALS	2,117		1,732	212,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,732	119.7900	142.25	246,377	1994	1994	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 2002 Heated Area: 1481 HX Base Yr 2002



2126 PURCELL DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,303
TOTAL MARKET OB/XF VALUE		5,425
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		347,728
SOH/AGL Deduction		180,698
ASSESSED VALUE		167,030
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,030
TOTAL JUST VALUE		347,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8098	NEW CONSTR	68,355	01/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1014/1025	10/19/2001	WD	Q	I		138,000
GRANTOR: CADDY JOHN H JR & LIS						
GRANTEE: WESTON ANDREW D & L						
0874/0099	3/11/1999	WD	U	I	06	100
GRANTOR: CADDY JOHN H JR						
GRANTEE: CADDY JOHN H JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 N3 W6 S2 W2 PTO=[YR=1994] N11 W15 S12 E15 N1 $ S1 W26 S11 W1 S14 E1 S12 E11 N5 E8 FOP=[YR=1994] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E8 FGR=[YR=1994] S8 E19 N22 W15 N1 W3 S2 W1 S13 $ N13 E1 N2 E3 S1 E15 N18 $.

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	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1994	1994	3	70	2,330	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	1994	1994	3	70	400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,425

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	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS