LOT 28
IN OR 1479/832 & OR 1486/788
LAKEWOOD #5 PB 5/380

HERSHFELT RALPH JR & MARY A
2145 PURCELL DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

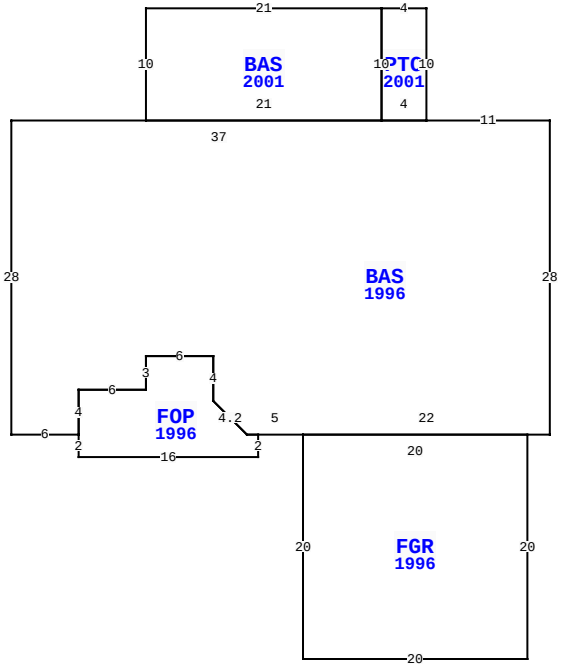
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,274	100	1,274	167,308
BAS	210	100	210	27,578
FGR	400	55	220	28,892
FOP	103	30	31	4,071
PTO	40	5	2	263
TOTALS	2,027		1,737	228,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,737	124.9600	148.39	257,753	1996	1998	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2008 Heated Area: 1484 HX Base Yr 2008



2145 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		228,111
TOTAL MARKET OB/XF VALUE		2,955
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		361,066
SOH/AGL Deduction		188,541
ASSESSED VALUE		172,525
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,525
TOTAL JUST VALUE		361,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110644	H/AC	4,000	04/28/2011
20090998	REPAIR/RRF	3,237	07/27/2009
20090024	REPAIR/RRF	6,200	01/08/2009
B0012128	ADDITION	11,000	09/27/2001
B969720	NEW CONSTR	80,780	04/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/0788	3/20/2007	QC	U	I	06	100
GRANTOR: TYSON IDA L L/E						
GRANTEE: HERSHFELT RALPH JR						
1479/0832	2/20/2007	WD	Q	I		245,000
GRANTOR: BURGESS FRANCES G						
GRANTEE: HERSHFELT RALPH JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 PTO=[YR=2001] N10 W4 BAS=[YR=2001] W21 S10 E21 N10$ S10 E4$ W37 S28 E6 FOP=[YR=1996] S2 E16 N2 W1 U3 L3 N4 W6 S3 W6 S4$ N4 E6 N3 E6 S4 R3 D3 E5 FGR=[YR=1996] S20 E20 N20 W20$ E22 N28$.

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
1	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	1996	1996	3	73	2,471	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1996	1996	3	73	484	

LAND DESCRIPTION

TOTAL OB/XF 2,955

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	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