

LOT 30
IN OR 2058/1919
LAKEWOOD #5 PB 5/380

FREEMAN CHRISTINE ANNE
2125 PURCELL DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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	

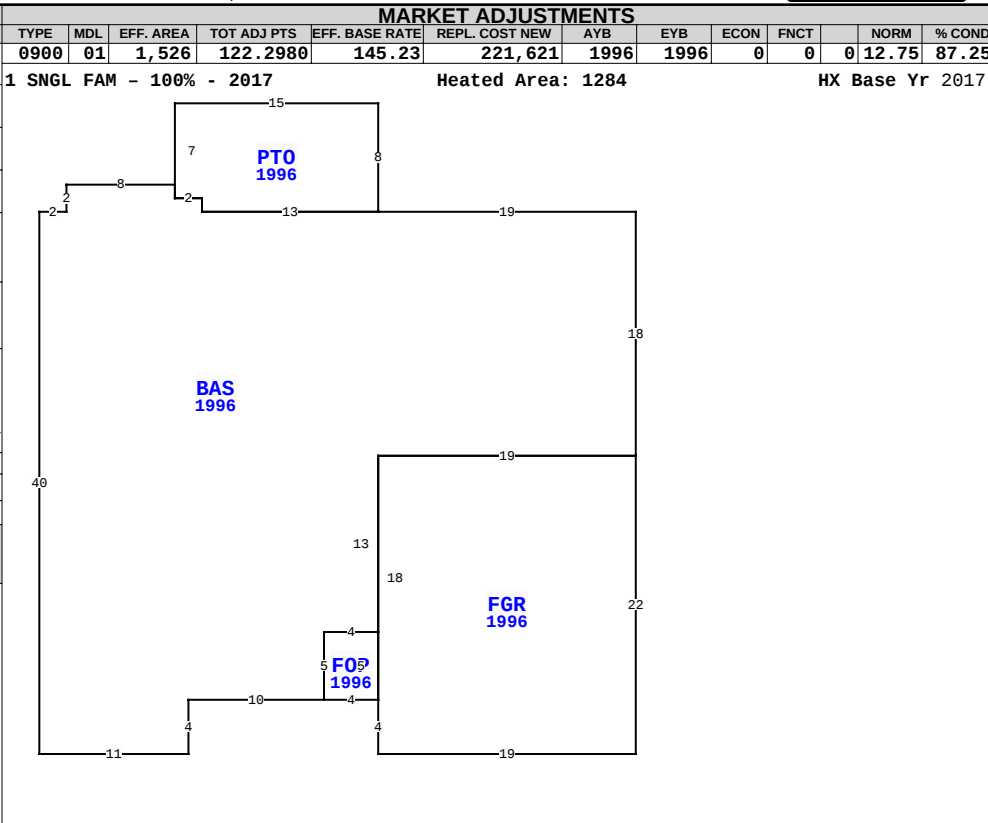
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	162,699
FGR	418	55	230	29,144
FOP	20	30	6	760
PTO	118	5	6	760

TOTALS	1,840	1,526	193,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	629.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	33.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY TWA



2125 PURCELL DR, FERNANDINA BEACH

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1996	1996	3	80	2,800	
100	1996	1996	3	73	2,388	
100	1996	1996	3	73	157	

TOTAL OB/XF									
5,345									

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,364	
TOTAL MARKET OB/XF VALUE		5,345	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		328,709	
SOH/AGL Deduction		133,371	
ASSESSED VALUE		195,338	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		140,338	
TOTAL JUST VALUE		328,709	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969673	NEW CONSTR	81,600	03/14/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2058/1919	7/15/2016	WD Q	Q	I	01
GRANTOR: MACE RANDY KEITH & JO					SALE PRICE 218,000
GRANTEE: FREEMAN CHRISTINE A					
1204/1951	1/30/2004	WD Q	Q	I	153,000
GRANTOR: BURNETT MARTHA A					
GRANTEE: MACE RANDY K & JO A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W19 PTO=[YR=1996] N8 W15 S7 E2 S1 E13\$ W13 N1 W2 N1 W8 S2 W2 S40 E11 N4 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N22 W19 S18\$ N5 W4 S5\$ N5 E4 N13 E19 N18\$.									