



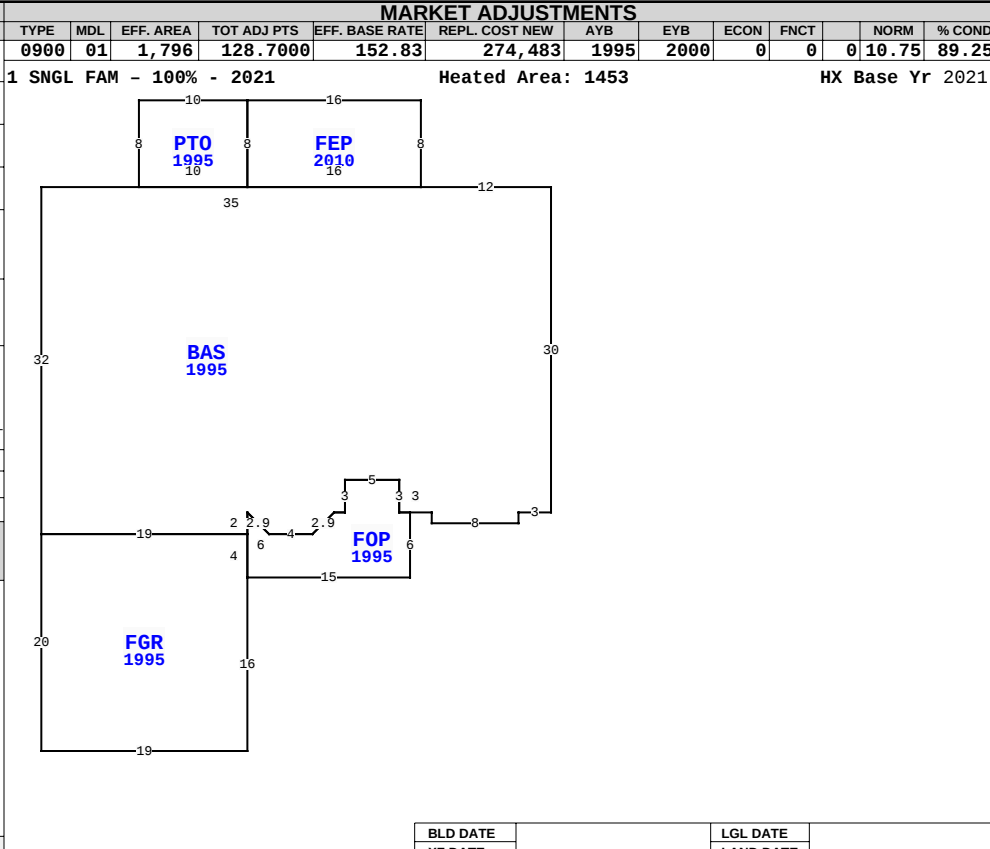
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	198,190
FEP	128	80	102	13,913
FGR	380	55	209	28,507
FOP	93	30	28	3,819
PTO	80	5	4	545
TOTALS	2,134		1,796	244,976

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	39	16	646.00	SF	5.20	5.20	100	1995
2	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	6.50	100	1995
3	0812	CONCRETE C	0 100	0	0	682.00	SF	4.00	4.00	100	1996
4	0812	CONCRETE C	0 100	0	0	1,071.00	SF	4.00	4.00	100	2010
5	0940	SHEDS/PORT	0 100	10	10	100.00	SF	18.30	18.30	100	1996

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



2105 PURCELL DR, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,796	128.7000	152.83	274,483	1995	2000	0	0	10.75	89.25
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										244,976	
TOTAL MARKET OB/XF VALUE										9,166	
TOTAL LAND VALUE - MARKET										130,000	
TOTAL MARKET VALUE										384,142	
SOH/AGL Deduction										105,397	
ASSESSED VALUE										278,745	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										228,745	
TOTAL JUST VALUE										384,142	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										388,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130598	ROOF	9,300	03/25/2013
20101337	ADDITION	1,000	08/11/2010
B959291	NEW CONSTR	90,937	09/08/1995

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2375/0238	7/08/2020	WD	Q	I	02	370,000					
GRANTOR: LY LUAN K & THANH T T											
GRANTEE: SCHMIDT ERIC P & DE											
0835/0925	5/29/1998	WD	Q	I		118,500					
GRANTOR: ROGERS O DOUGLAS III											
GRANTEE: LY LUAN K & THANH T											

BUILDING NOTES											
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BUILDING DIMENSIONS
 BAS=[YR=1995] W12 FEP=[YR=2010] N8 W16 PTO=[YR=1995] W10 S8
 E10 N8 \$ S8 E16 \$ W35 S32 FGR=[YR=1995] S20 E19 N16
 FOP=[YR=1995] E15 N6 W1 N3 W5 S3 W1 D2 L2 W4 U2 L2 S6 \$
 N4 W19 \$ E19 N2 R2 D2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3
 N30 \$.