BLOCK 167 LOTS 12 TO 16
PT OR 1750/132
CITY OF FDNA BEACH

PURPLE CREEK LLC
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0167-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

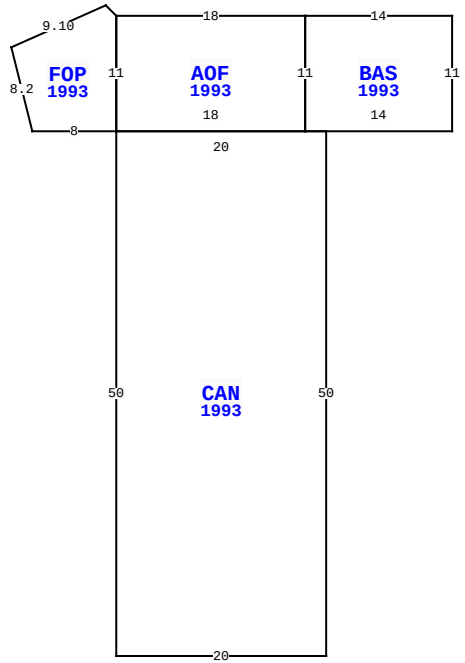
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	198	100	198	8,191
BAS	154	100	154	6,370
CAN	1,000	30	300	12,410
FOP	94	30	28	1,158
TOTALS	1,446		680	28,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	680	93.7440	82.73	56,256	1975	1975	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 352 HX Base Yr



926 S 8TH ST, FERNANDINA BEACH

BLD DATE	12/04/2018	KK	LGL DATE	
XF DATE	12/04/2018	KK	LAND DATE	12/04/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,273
TOTAL MARKET OB/XF VALUE	11,195
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	345,468
SOH/AGL Deduction	152,805
ASSESSED VALUE	192,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,663
TOTAL JUST VALUE	345,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220034	DEMOLITION	0	09/19/2022
20111281	REPAIR/RRF	6,000	08/02/2011
20110807	REPAIR/RRF	10,000	05/25/2011
9869	XFOB	2,000	06/14/1996
6464	ADDITION	1,000	04/05/1991
6274	REPAIR/RRF	2,000	11/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						
1746/0996	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 AOF=[YR=1993] W18 FOP=[YR=1993] U1 L1 D4 L9 D8 R2 E8 N11$ S11 CAN=[YR=1993] S50 E20 N50 W20$ E18 N11$ S11 E14 N11$.

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	0803	ASPHALT C	0	0	0	0	9,397.00	SF	2.00	2.00	100	1975	1975	3	50	9,397	
3	0801	ASPHALT A	0	0	0	0	172.00	SF	3.00	3.00	100	1993	1993	3	50	258	
4	0446	BOX FNC 6'	0	0	0	0	143.00	LF	10.00	10.00	100	2004	2004	3	24	343	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1975	1975	3	20	311	
6	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1991	1991	3	64	137	
8	0810	CONCRETE A	0	0	12	15	180.00	SF	6.50	6.50	100	1991	1991	3	64	749	

LAND DESCRIPTION

TOTAL OB/XF 11,195

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	002500	C	SRVC SHOPS	0	0003	MU-8	125.00	100.00	12,500.00	SF		1.00	1.00	1.00	20.00	20.00	250,000							

REVIEW DATE 11/18/2022 BY HSX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

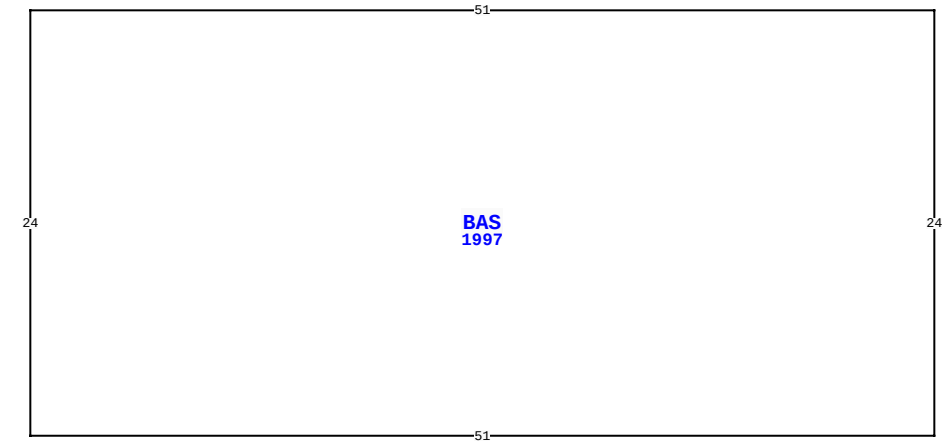
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	56,145
TOTALS	1,224		1,224	56,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,224	69.3000	61.16	74,860	1997	1997	0	0	0	25.00	75.00

2 SERV SHOP – 0% - 0 Heated Area: 1224 HX Base Yr



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ASSESSED VALUE	192,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,663
TOTAL JUST VALUE	345,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6258	REPAIR/RRF	1,200	11/13/1990
3968	N/A	400	11/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						
1746/0996	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W51 S24 E51 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/18/2022 BY HSX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS