

BLOCK 256 LOT 2
PT OR 1750/132
CITY OF FDNA BEACH

PURPLE CREEK LLC
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0256-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	05 AVERAGE 30
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	09 PINE WOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	12 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

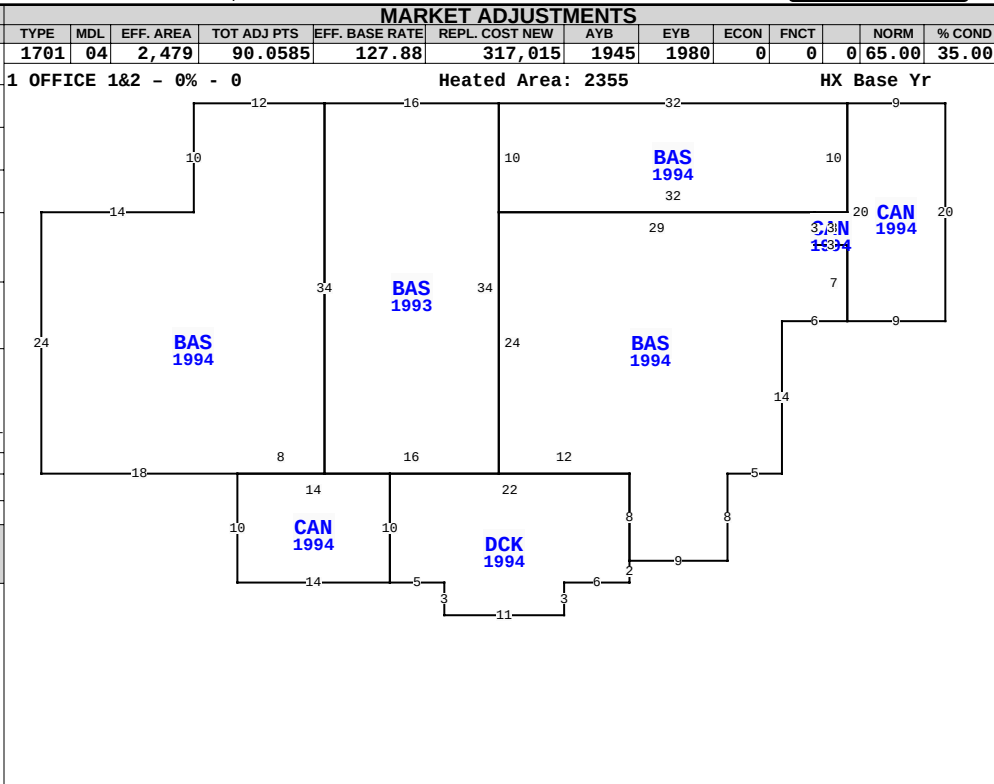
Quality	03 Quality Level 03
DOR CODE	1200 STORE/OFFICE/RESID
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	544	100	544	24,348
BAS	320	100	320	14,323
BAS	744	100	744	33,300
BAS	747	100	747	33,434
CAN	9	30	3	134
CAN	140	30	42	1,880
CAN	180	30	54	2,417
DCK	253	10	25	1,119

TOTALS	2,937		2,479	110,955
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0810	CONCRETE A	0	0	16	4		64.00	SF 6.50
3	0811	CONCRETE B	0	0	0	0		864.00	SF 5.20
4	0812	CONCRETE C	0	0	0	0		4,154.00	SF 4.00
5	0510	GARAGE WD-	0	0	20	13		260.00	SF 35.00
6	0810	CONCRETE A	0	0	18	6		108.00	SF 6.50
7	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00
8	0422	CL FNC 4'	0	0	0	0		213.00	LF 15.00
9	1123	CB 8"	0	0	25	2		50.00	SF 6.15
10	0510	GARAGE WD-	0	0	36	24		864.00	SF 35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00



BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021
INC DATE			AG DATE	

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
2	0810	CONCRETE A	0	0	16	4		64.00	SF 6.50	100	1980	1980	3	35	146	
3	0811	CONCRETE B	0	0	0	0		864.00	SF 5.20	100	1995	1995	3	72	3,235	
4	0812	CONCRETE C	0	0	0	0		4,154.00	SF 4.00	100	2003	2003	3	84	13,957	
5	0510	GARAGE WD-	0	0	20	13		260.00	SF 35.00	100	1995	1995	3	24	2,184	
6	0810	CONCRETE A	0	0	18	6		108.00	SF 6.50	100	2005	2005	3	87	611	
7	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00	100	2005	2005	3	69	1,073	
8	0422	CL FNC 4'	0	0	0	0		213.00	LF 15.00	100	2005	2005	3	69	2,205	
9	1123	CB 8"	0	0	25	2		50.00	SF 6.15	100	2005	2005	3	87	268	
10	0510	GARAGE WD-	0	0	36	24		864.00	SF 35.00	100	2001	2001	3	30	9,072	

TOTAL OB/XF									
32,751									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,028	
TOTAL MARKET OB/XF VALUE		32,751	
TOTAL LAND VALUE - MARKET		98,792	
TOTAL MARKET VALUE		279,571	
SOH/AGL Deduction		39,172	
ASSESSED VALUE		240,399	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,399	
TOTAL JUST VALUE		279,571	
NCON VALUE		0	
INCOME VALUE		3,935,184	
PREVIOUS YEAR MKT VALUE		218,545	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033994	CHNGE SRVC	1,000	10/13/2003
6299B	REMODEL	2,000	12/13/1990
5238	REMODEL	8,000	02/23/1989
BP 4404	N/A	2,000	07/23/1987

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

BUILDING NOTES									
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BUILDING DIMENSIONS									
CAN=[YR=1994] W9 BAS=[YR=1994] W32 BAS=[YR=1993] W16 BAS=[YR=1994] W12 S10 W14 S24 E18 CAN=[YR=1994] S10 E14 DCK=[YR=1994] E5 S3 E11 N3 E6N2 BAS=[YR=1994] E9 N8 E5 N14 E6 N7 CAN=[YR=1994] N3 W3 S3 E3 \$ W3 N3 W29 S24 E12 S8 \$ N8 W22 S10 \$ N10 W14 \$ E8 N34 \$ S34 E16 N34 \$ S10 E32 N10 \$ S20 E9 N20 \$.									

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