SUB A OF 2 & N29 FT OF W17.75
FT OF S57 FT OF W10.25 FT OF
SUB LOT B OF 2

PURPLE CREEK LLC
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0258-R02A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

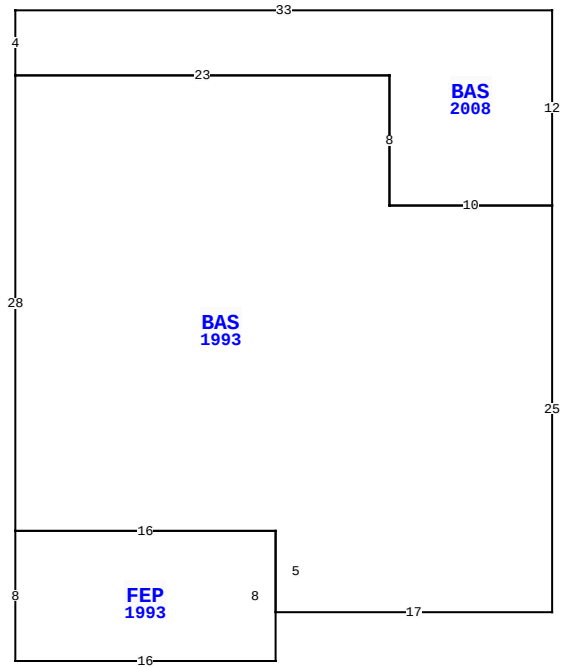
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	929	100	929	79,428
BAS	212	100	212	18,126
FEP	128	80	102	8,721
TOTALS	1,269		1,243	106,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,243	117.3155	105.88	131,609	1950	1980	0	0	0	19.25	80.75

1 SINGLE FAM – 0% - 0 Heated Area: 1141 HX Base Yr



BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

224 N 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,274
TOTAL MARKET OB/XF VALUE	5,394
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	269,168
SOH/AGL Deduction	71,738
ASSESSED VALUE	197,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,430
TOTAL JUST VALUE	269,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080726	ELEC OTHER	800	04/30/2008
20071993	ELEC OTHER	500	10/23/2007
20071760	REMODEL	21,860	09/18/2007
20071736	ADDITION	6,000	09/13/2007
20071151	REPAIR/RRF	4,500	06/21/2007
20041811	REPAIR/RRF	2,000	10/06/2004

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=2008] W33 S4 BAS=[YR=1993] S28 FEP=[YR=1993]
S8E16N8W16$ E16S5E17 N25W10N8W23$ E23S8E10N12$.

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	0511	GARAGE CB-	0	0	20	16	320.00	SF	44.00	44.00	100	1950	1950	3	20	2,816	
2	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	100	1960	1960	3	20	2,240	
3	0810	CONCRETE A	0	0	65	4	260.00	SF	6.50	6.50	100	1950	1950	3	20	338	

LAND DESCRIPTION

TOTAL OB/XF 5,394

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	000100	C	SFR	0	0006	R-1	86.00	113.00	1.00	LT		1.00	1.00	0.90	175,000.00	157,500.00	157,500							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS