IN OR 1824/738
1998 WEST SW & 1997 COUG DW/MH
& 1998 REDMAN DW/MH &

PURPLE CREEK LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

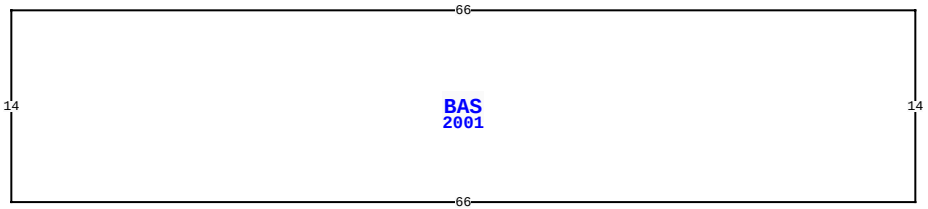
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	35,062
TOTALS	924		924	35,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	123.2000	86.24	79,686	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,491
TOTAL MARKET OB/XF VALUE	1,984
TOTAL LAND VALUE - MARKET	363,000
TOTAL MARKET VALUE	529,475
SOH/AGL Deduction	175,388
ASSESSED VALUE	354,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,087
TOTAL JUST VALUE	529,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU01371	MH MOVE-ON	1,360	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	
2	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2019	2019	3	90	720	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
5	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	40	576	

LAND DESCRIPTION

TOTAL OB/XF 1,984

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	000102	C	SFR/MH	0		OR	0.00	0.00	4.84	AC		1.00	1.00	1.00	75,000.00	75,000.00	363,000							

REVIEW DATE 01/24/2020 BY KW Total Acres: 4.84 Total Land Value: 363,000 Market: 0 Agricultural: 0 Common: 363,000 PRINTED 08/02/2023 BY SYS

IN OR 1824/738
1998 WEST SW & 1997 COUG DW/MH
& 1998 REDMAN DW/MH &

PURPLE CREEK LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0570

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

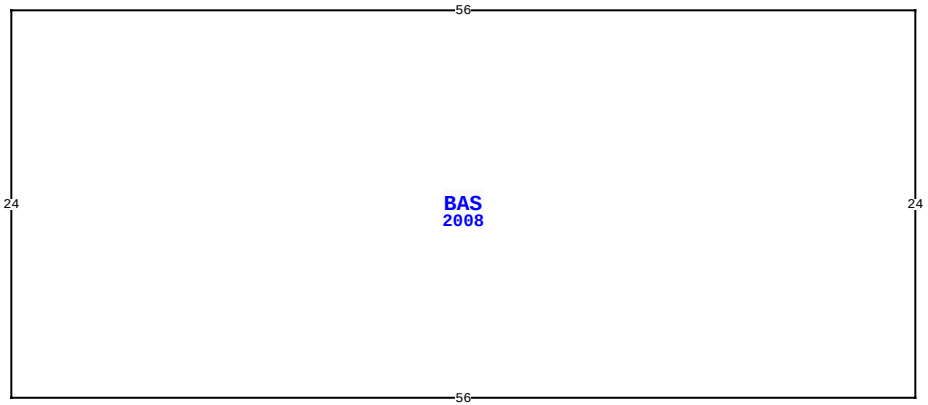
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	50,999
TOTALS	1,344		1,344	50,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	123.2000	86.24	115,907	1998	1998	0	0	0	56.00	44.00

2 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,491
TOTAL MARKET OB/XF VALUE	1,984
TOTAL LAND VALUE - MARKET	363,000
TOTAL MARKET VALUE	529,475
SOH/AGL Deduction	175,388
ASSESSED VALUE	354,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,087
TOTAL JUST VALUE	529,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 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 01/24/2020 BY KW Total Acres: 4.84 Total Land Value: 363,000 Market: 0 Agricultural: 0 Common: 363,000 PRINTED 08/02/2023 BY SYS

IN OR 1824/738
1998 WEST SW & 1997 COUG DW/MH
& 1998 REDMAN DW/MH &

PURPLE CREEK LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0570

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

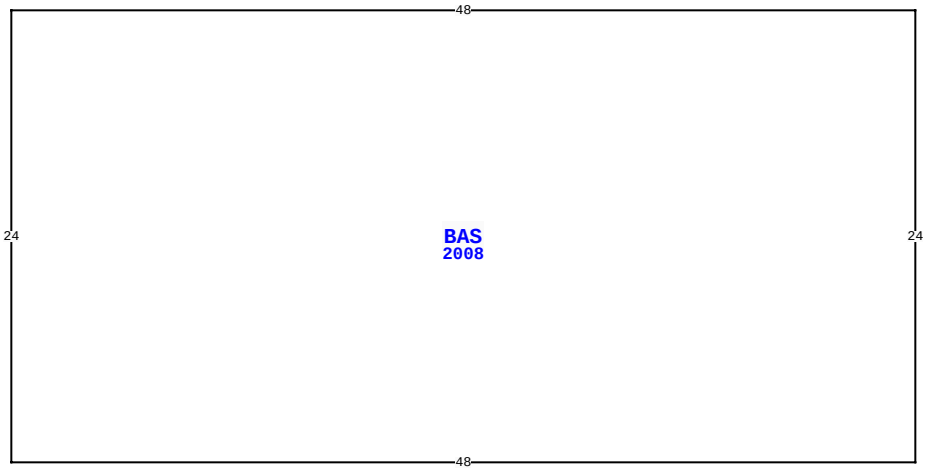
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	41,726
TOTALS	1,152		1,152	41,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.2000	86.24	99,348	1997	1997	0	0	0	58.00	42.00

3 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,491
TOTAL MARKET OB/XF VALUE	1,984
TOTAL LAND VALUE - MARKET	363,000
TOTAL MARKET VALUE	529,475
SOH/AGL Deduction	175,388
ASSESSED VALUE	354,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,087
TOTAL JUST VALUE	529,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E48 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 01/24/2020 BY KW Total Acres: 4.84 Total Land Value: 363,000 Market: 0 Agricultural: 0 Common: 363,000 PRINTED 08/02/2023 BY SYS

IN OR 1824/738
1998 WEST SW & 1997 COUG DW/MH
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PURPLE CREEK LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0570

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

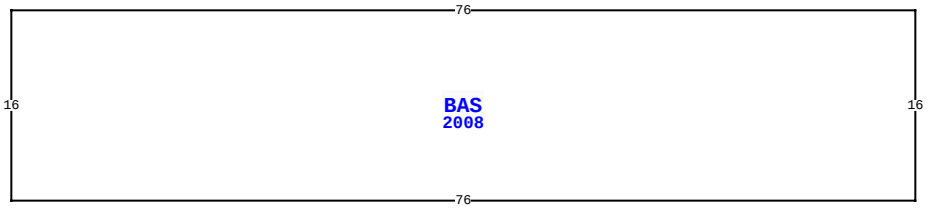
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	36,704
TOTALS	1,216		1,216	36,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	123.2000	86.24	104,868	1995	1995	0	0	0	65.00	35.00

4 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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BASE TAXABLE VALUE	354,087
TOTAL JUST VALUE	529,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						
1714/0163	12/05/2010	WD	U	I	12	222,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CBC NATIONAL BANK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S16 E76 N16 $.

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 01/24/2020 BY KW Total Acres: 4.84 Total Land Value: 363,000 Market: 0 Agricultural: 0 Common: 363,000 PRINTED 08/02/2023 BY SYS