LOT 124 OR 2542/346
NASSAU OAKS SEC 2 UNR

PURPLE CREEK LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

48-3N-25-4196-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

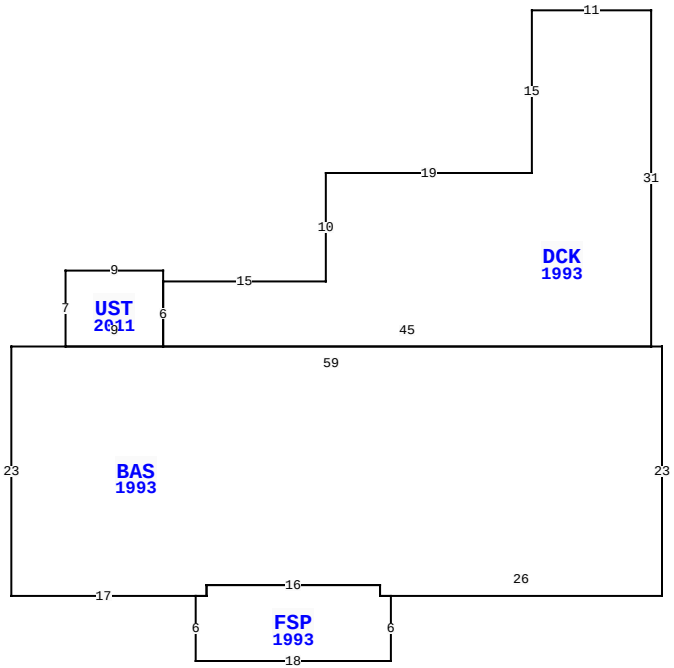
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	32,875
DCK	735	15	110	2,651
FSP	124	60	74	1,784
UST	63	55	35	844
TOTALS	2,286		1,583	38,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,583	123.6000	80.34	127,178	1977	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1364 HX Base Yr



56049 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,153
TOTAL MARKET OB/XF VALUE	16,679
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	122,332
SOH/AGL Deduction	58,004
ASSESSED VALUE	64,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,328
TOTAL JUST VALUE	122,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951518	CHNGE SRVC	0	01/01/1995
8470	REPAIR/RRF	1,982	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2542/0346	11/23/2020	WD	Q	I	01	42,000
GRANTOR: PEARSON DAVID C						
GRANTEE: PURPLE CREEK LLC						
0205/0282	1/01/1975	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=1993] N31 W11 S15 W19 S10 W15
UST=[YR=2011] N1 W9 S7 E9 N6 $S6 E45$ W59 S23 E17
FSP=[YR=1993] S6 E18 N6 W1 N1 W16 S1 W1$ E1 N1 E16 S1 E26
N23$.

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	24	26	624.00	SF	40.00	40.00	100	1985	1985	3	49.5	12,355	
3	0810	CONCRETE A	0	0	12	23	276.00	SF	6.50	6.50	100	1995	1995	3	72	1,292	
4	0351	CARPORT MT	0	0	12	22	264.00	SF	10.00	10.00	100	2006	2006	3	31	818	
5	0351	CARPORT MT	0	0	21	18	378.00	SF	10.00	10.00	100	2010	2010	3	50	1,890	
6	0350	CARPORT WD	0	0	16	11	176.00	SF	5.95	5.95	100	2006	2006	3	31	324	

LAND DESCRIPTION

TOTAL OB/XF 16,679

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS