



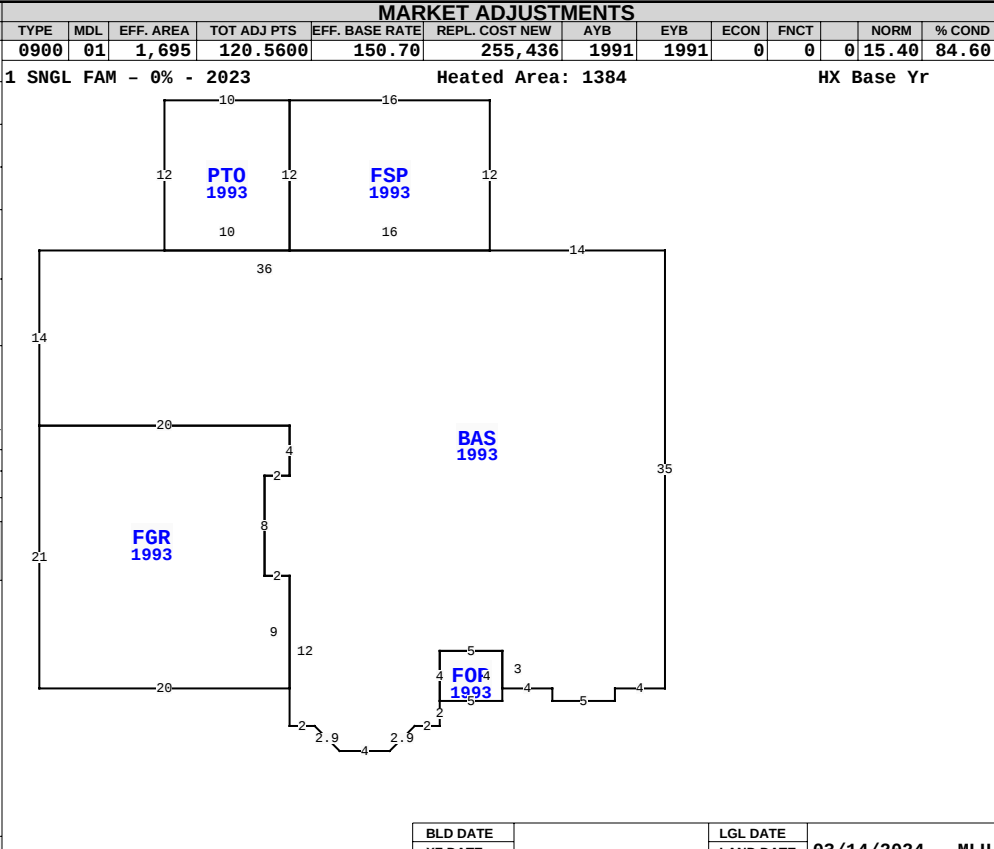
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	176,449
FGR	404	55	222	28,303
FOP	20	30	6	765
FSP	192	40	77	9,817
PTO	120	5	6	765
TOTALS	2,120		1,695	216,099

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20



2156 PURCELL DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	1991	1991	3	62	2,434	

LAND DESCRIPTION										TOTAL OB/XF										4,884	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	1				
REVIEW DATE		01/14/2021		BY		TWA		Total Acres: 0.00		Total Land Value: 175,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,099	
TOTAL MARKET OB/XF VALUE		4,884	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		395,983	
SOH/AGL Deduction		20,830	
ASSESSED VALUE		375,153	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		375,153	
TOTAL JUST VALUE		395,983	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6684	NEW CONSTR	47,880	08/01/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2537/0524	2/08/2022	SW	Q	I	01	467,800	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: LEPLER MICHELLE & F							
2505/0117	9/30/2021	WD	U	I	37	457,600	
GRANTOR: JEDLICKA MELISSA A							
GRANTEE: ZILLOW HOMES PROPER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 FSP=[YR=1993] N12 W16 PTO=[YR=1993] W10 S12 E10 N12\$ S12 E16\$ W36 S14 FGR=[YR=1993] S21 E20 N9 W2 N8 E2 N4 W20\$ E20 S4 W2 S8 E2 S12 E2 D2 R2 E4 U2 R2 E2N2 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S3 E4 S1 E5 N1 E4 N35\$.									