LOT 29
IN OR 2036/26
LAKEWOOD #5 PB 5/380

BEMAN LARRY &/BRUCE BARBARA
2135 PURCELL DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

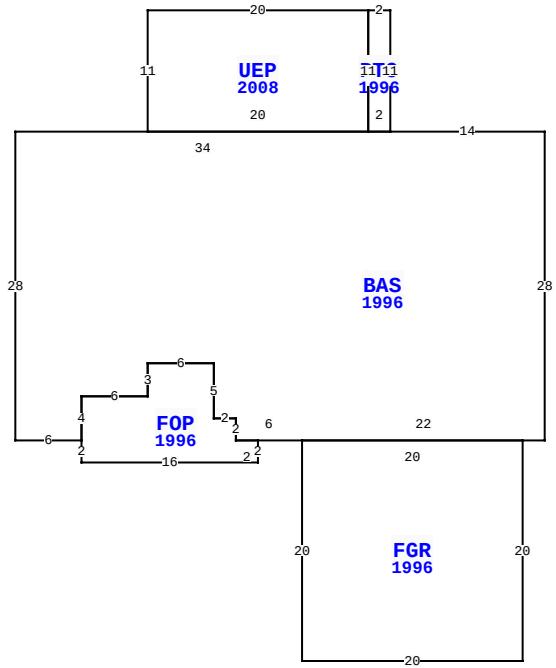
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,274	100	1,274	181,749
FGR	400	55	220	31,385
FOP	102	30	31	4,423
PTO	22	5	1	142
UEP	220	60	132	18,831
TOTALS	2,018		1,658	236,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,658	131.5600	164.45	272,658	1996	1996	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2019 Heated Area: 1274 HX Base Yr 2019



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

2135 PURCELL DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,531
TOTAL MARKET OB/XF VALUE		5,095
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		416,626
SOH/AGL Deduction		169,274
ASSESSED VALUE		247,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,352
TOTAL JUST VALUE		416,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091357	H/AC	3,000	10/06/2009
B983907	ADDITION	1,500	06/18/1998
B969955	NEW CONSTR	80,448	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/0026	3/23/2016	SW	U	I	18	159,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BEMAN LARRY & BARBA						
2008/0349	8/10/2015	SW	U	I	12	197,300
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N11 W2 UEP=[YR=2008] W20 S11 E20 N11 $ S11 E2 $ W34 S28 E6 FOP=[YR=1996] S2 E16 N2 W2 N2 W2 N5 W6 S3 W6 S4 $ N4 E6 N3 E6 S5 E2 S2 E6 FGR=[YR=1996] S20 E20 N20 W20 $ E22 N28 $.

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	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1996	1996	3	72	2,276	
2	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	1996	1996	3	72	585	
3	0810	CONCRETE A	0	100	0	0	165.00	SF	6.50	6.50	100	1996	1996	3	72	772	
4	0855	CONC PAVER	0	100	0	0	170.00	SF	10.00	10.00	100	2005	2005	3	86	1,462	

LAND DESCRIPTION

TOTAL OB/XF 5,095

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS