

LOT 30
IN OR 2058/1919
LAKEWOOD #5 PB 5/380

FREEMAN CHRISTINE ANNE
2125 PURCELL DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0030-0000



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	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
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
BAS	1,284	100
FGR	418	55
FOP	20	30
PTO	118	5
TOTALS	1,840	1,526

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,526	122.2980	152.87	233,280	1996	1996	0	0	0	13.25	86.75
1 SNGL FAM - 100% - 2017 Heated Area: 1284 HX Base Yr 2017												
2125 PURCELL DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU												

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1996	1996
2	0811	CONCRETE B	0	100	0	0		629.00	SF 5.20	100	1996	1996
3	0810	CONCRETE A	0	100	0	0		33.00	SF 6.50	100	1996	1996

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		202,370		
TOTAL MARKET OB/XF VALUE		5,274		
TOTAL LAND VALUE - MARKET		175,000		
TOTAL MARKET VALUE		382,644		
SOH/AGL Deduction		181,446		
ASSESSED VALUE		201,198		
TOTAL EXEMPTION VALUE		HX HB WX 55,000		
BASE TAXABLE VALUE		146,198		
TOTAL JUST VALUE		382,644		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		328,709		