



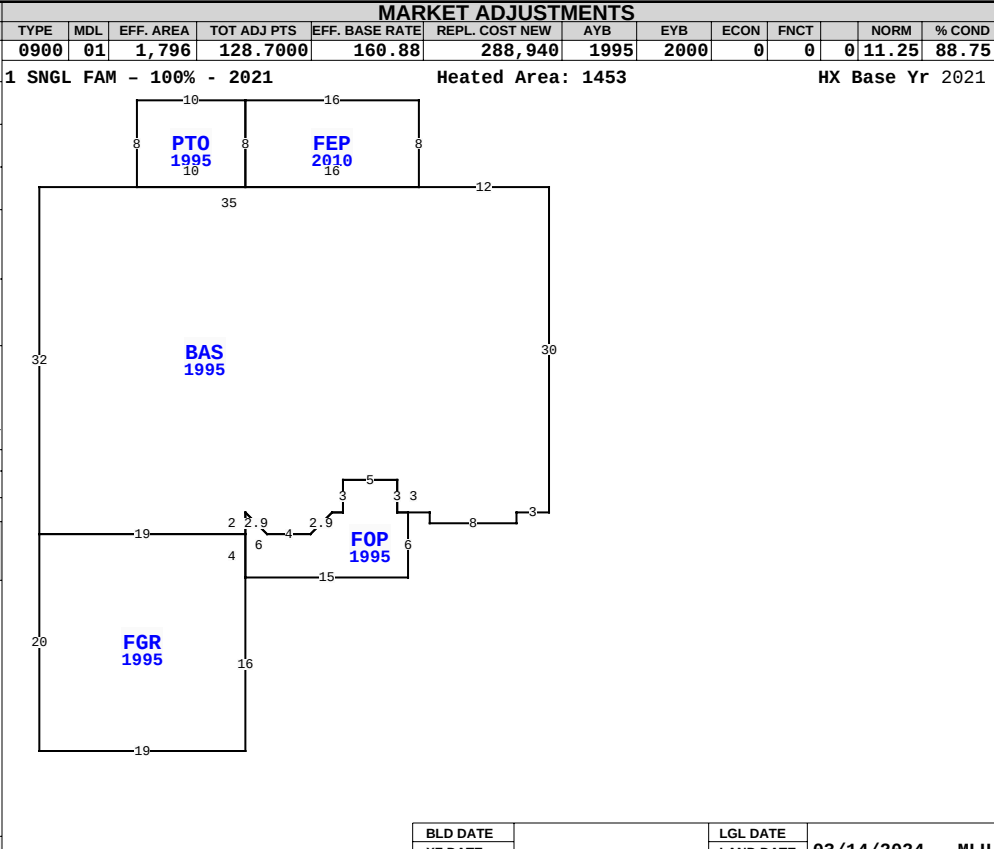
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,453	100	1,453	207,461
FEP	128	80	102	14,564
FGR	380	55	209	29,841
FOP	93	30	28	3,998
PTO	80	5	4	572
TOTALS	2,134		1,796	256,434

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	39	16	646.00	SF	5.20	5.20	100	1995
2	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	6.50	100	1995
3	0812	CONCRETE C	0 100	0	0	682.00	SF	4.00	4.00	100	1996
4	0812	CONCRETE C	0 100	0	0	1,071.00	SF	4.00	4.00	100	2010
5	0940	SHEDS/PORT	0 100	10	10	100.00	SF	18.30	18.30	100	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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	



2105 PURCELL DR, FERNANDINA BEACH				XF DATE						LAND DATE		03/14/2024		MLU	
				INC DATE						AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
646.00		SF	5.20	5.20	100	1995	1995	3	70	2,351					
96.00		SF	6.50	6.50	100	1995	1995	3	70	437					
682.00		SF	4.00	4.00	100	1996	1996	3	72	1,964					
1,071.00		SF	4.00	4.00	100	2010	2010	3	91	3,898					
100.00		SF	18.30	18.30	100	1996	1996	3	20	366					

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						256,434					
TOTAL MARKET OB/XF VALUE						9,016					
TOTAL LAND VALUE - MARKET						175,000					
TOTAL MARKET VALUE						440,450					
SOH/AGL Deduction						153,343					
ASSESSED VALUE						287,107					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						237,107					
TOTAL JUST VALUE						440,450					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						384,142					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130598	ROOF	9,300	03/25/2013
20101337	ADDITION	1,000	08/11/2010
B959291	NEW CONSTR	90,937	09/08/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2375/0238	7/08/2020	WD	Q	I	02	370,000			
GRANTOR: LY LUAN K & THANH T T									
GRANTEE: SCHMIDT ERIC P & DE									
0835/0925	5/29/1998	WD	Q	I		118,500			
GRANTOR: ROGERS O DOUGLAS III									
GRANTEE: LY LUAN K & THANH T									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W12 FEP=[YR=2010] N8 W16 PTO=[YR=1995] W10 S8 E10 N8 \$ S8 E16 \$ W35 S32 FGR=[YR=1995] S20 E19 N16 FOP=[YR=1995] E15 N6 W1 N3 W5 S3 W1 D2 L2 W4 U2 L2 S6 \$ N4 W19 \$ E19 N2 R2 D2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3 N30 \$.											