PT OF CASHEN LOT 85
IN OR 2139/1039
SUB OF SEC 4-2N-28

PURVIS THOMAS M & AMANDA
2840 S 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0085-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

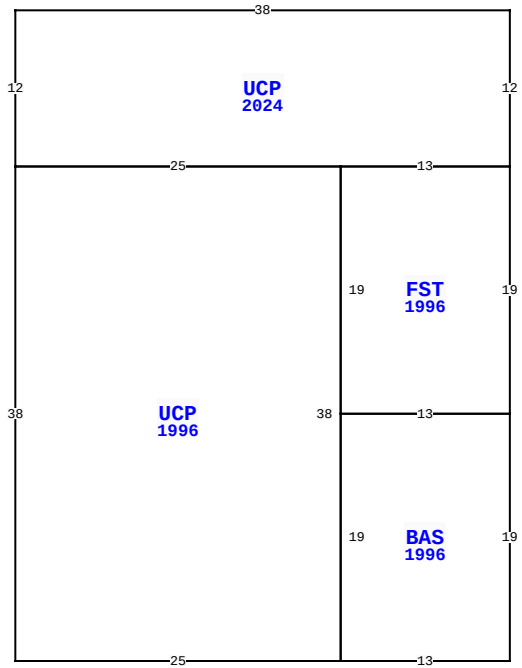
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	1996	247	3,016
FST	247	55	1996	136	1,661
UCP	950	20	1996	190	2,320
UCP	456	20	2024	91	1,111
TOTALS	1,900			664	8,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	664	66.0000	24.42	16,215	1996	1996	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 247 HX Base Yr



S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,108
TOTAL MARKET OB/XF VALUE	55,122
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	363,230
SOH/AGL Deduction	164,353
ASSESSED VALUE	198,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,877
TOTAL JUST VALUE	363,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1039	7/24/2017	WD	U	I	11	100

GRANTOR: PURVIS ELIZABETH BURN
GRANTEE: PURVIS THOMAS M & A

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996;ORIG=-13,0] W25 S38 E25 N38 $
FST=[YR=1996;ORIG=0,0] W13 S19 E13 N19 $
BAS=[YR=1996;ORIG=-13,38] E13 N19 W13 S19 $
UCP=[YR=2024;ORIG=-38,0] E25 E13 N12 W38 S12 $
.

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	0473	VF 3 RAIL	0	0	0	0	756.00	LF	7.50	7.50	100	2004	2004	3	61	3,459	
2	0861	POOL GUNIT	1	0	0	0	522.00	SF	85.00	85.00	100	2024	2023		98	43,483	
3	0855	CONC PAVER	1	0	0	0	624.00	SF	10.00	10.00	100	2024	2023		100	6,240	
4	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 55,122

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	RES	0		RS-E	0.00	0.00	1.00	AC		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/09/2023 BY TW Total Acres: 1.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS