LOT 25
LAKEWOOD #4 PB 5/245

LEPLER MICHELLE &/FEINGOLD SHEILA
16 HIGHLAND ST
DOVER, NH 03820

2025

00-00-31-143B-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

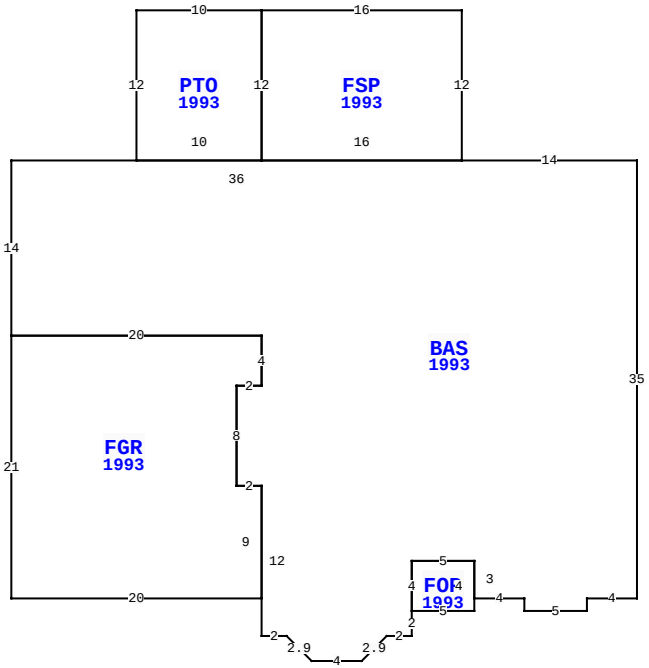
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	194,106
FGR	404	55	1993	222	31,135
FOP	20	30	1993	6	841
FSP	192	40	1993	77	10,799
PTO	120	5	1993	6	841
TOTALS	2,120			1,695	237,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,695	126.0400	166.37	281,997	1991	1991	0	0	0	15.70	84.30

1 SNGL FAM – 0% - 2023 Heated Area: 1384 HX Base Yr



2156 PURCELL DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,723
TOTAL MARKET OB/XF VALUE	4,716
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	422,439
SOH/AGL Deduction	9,771
ASSESSED VALUE	412,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,668
TOTAL JUST VALUE	422,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,983

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

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$.

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	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	68	2,380	
2	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,336	

LAND DESCRIPTION

TOTAL OB/XF 4,716

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS