LOT 24
IN OR 1963/656
LAKEWOOD #5 PB 5/380

WALKER WAYNE E
2116 PURCELL DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0024-0000

BUILDING CHARACTERISTICS

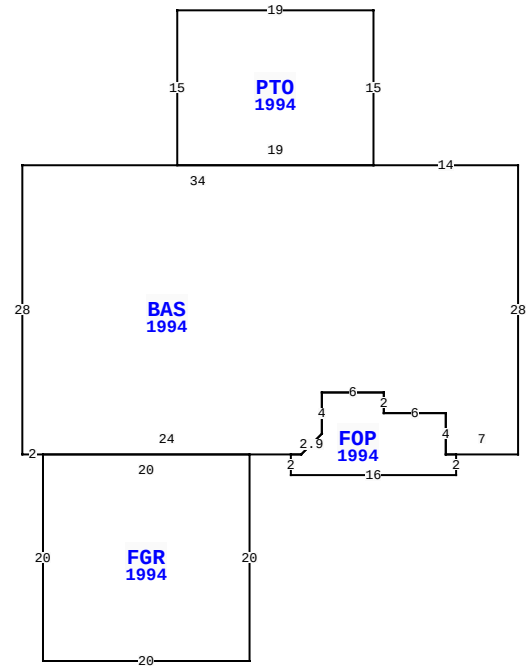
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,282	100	1994	1,282	197,361
FGR	400	55	1994	220	33,869
FOP	94	30	1994	28	4,310
PTO	285	5	1994	14	2,155
TOTALS	2,061			1,544	237,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,544	133.2850	175.94	271,651	1994	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2016 Heated Area: 1282 HX Base Yr 2016



2116 PURCELL DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,695
TOTAL MARKET OB/XF VALUE		5,308
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		423,003
SOH/AGL Deduction		207,944
ASSESSED VALUE		215,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,337
TOTAL JUST VALUE		423,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100268	REPAIR/RRF	6,000	02/10/2010
8121	NEW CONSTR	59,000	02/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/0656	2/17/2015	WD	Q	I	02	213,000
GRANTOR: WIER FLORENCE W						
GRANTEE: WALKER WAYNE E						
1402/0896	4/07/2006	WD	Q	I		240,000
GRANTOR: SHR MARINO INC						
GRANTEE: WIER FLORENCE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 PTO=[YR=1994] N15 W19 S15 E19 $ W34 S28 E2 FGR=[YR=1994] S20 E20 N20 W20 $ E24 FOP=[YR=1994] S2 E16 N2 W1 N4 W6 N2 W6 S4 D2 L2 W1$ E1 U2 R2 N4 E6 S2 E6 S4 E7 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	41	16	668.00	SF	5.20	5.20	100	1994	1994	3	66	2,293	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1994	1994	3	66	425	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,308

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	100		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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS