

LOT 26
IN OR 2156/330
LAKEWOOD #5 PB 5/380

KANE DAVID T & ELAINE S
2136 PURCELL DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0026-0000



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	12	HARDWOOD 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

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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	1,520	100	1994	1,520	225,028
FGR	448	55	1994	246	36,419
FOP	12	30	1994	4	592
FSP	168	40	1994	67	9,919

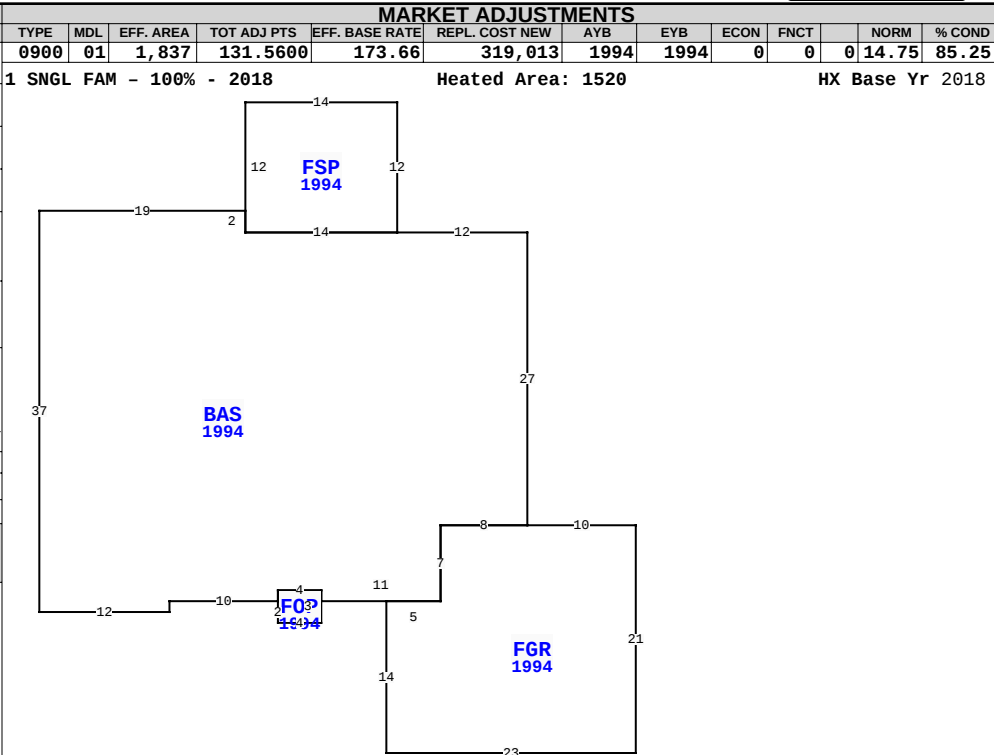
TOTALS 2,148 1,837 271,959

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1994	1994	3	66	386	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1994	1994	3	66	2,142	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1994	1994	3	66	69	
4	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1995	1995	3	68	141	
5	0855	CONC PAVER	0	100	0	0	125.00	SF	7.00	7.00	100	2007	2007	3	87	761	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	27	173	
7	1076	TRELLIS A	0	100	8	8	64.00	SF	7.50	7.50	100	2007	2007	3	44	211	
8	1076	TRELLIS A	0	100	14	8	112.00	SF	7.50	7.50	100	2007	2007	3	44	370	
9	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	2007	2007	3	27	194	

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	% 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							



2136 PURCELL DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/01/2025 MLU

TOTAL OB/XF																	4,447
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		271,959			
TOTAL MARKET OB/XF VALUE		4,447			
TOTAL LAND VALUE - MARKET		180,000			
TOTAL MARKET VALUE		456,406			
SOH/AGL Deduction		201,706			
ASSESSED VALUE		254,700			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		203,978			
TOTAL JUST VALUE		456,406			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		427,428			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041826	REPAIR/RRF	18,000	10/09/2004
8319	NEW CONSTR	53,095	05/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/0330	11/06/2017	WD	Q	I	01	289,500
GRANTOR: KOZICH MARGO M &						
GRANTEE: KANE DAVID T & ELAI						
1450/0964	10/06/2006	WD	Q	I		240,000
GRANTOR: BURNLEY STUART & EDNA						
GRANTEE: KOZICH MARGO M & RO						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1994] W10 BAS=[YR=1994] N27 W12 FSP=[YR=1994] N12 W14
S12 E14 \$ W14 N2W19 S37 E12 N1 E10 FOP=[YR=1994] S2 E4 N3 W4
S1 \$ N1 E4 S1 E11 N7 E8 \$ W8 S7 W5 S14 E23 N21 \$.