LOT 27
LAKEWOOD #5 PB 5/380

MALLO WESLEY D & LISA L/E/
2146 PURCELL DR
FERNANDINA BEACH, FL 32034-7946

2025

00-00-31-143C-0027-0000

NASSAU COUNTY PROPERTY

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 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

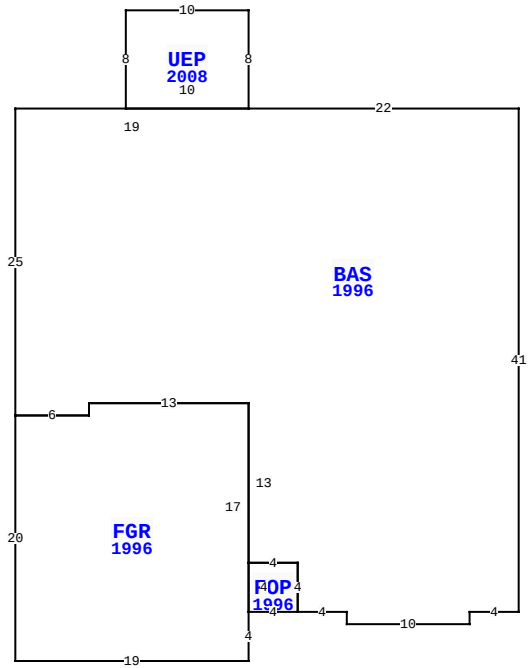
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1996	1,358	216,533
FGR	393	55	1996	216	34,441
FOP	16	30	1996	5	797
UEP	80	60	2008	48	7,654
TOTALS	1,847			1,627	259,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	140.0562	184.87	300,783	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2010 Heated Area: 1358 HX Base Yr 2010



2146 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		259,425
TOTAL MARKET OB/XF VALUE		2,823
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,248
SOH/AGL Deduction		260,045
ASSESSED VALUE		182,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,481
TOTAL JUST VALUE		442,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969604	NEW CONSTR	84,576	02/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/907	6/26/2025	LE	U	I	11	100
GRANTOR: MALLO WESLEY D & LISA						
GRANTEE: MALLO AMBER S						
1617/0866	4/30/2009	WD	Q	I	01	218,000
GRANTOR: IFFRIG KURT J & KAREN						
GRANTEE: MALLO WESLEY D & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 UEP=[YR=2008] N8 W10 S8 E10 $ W19 S25
FGR=[YR=1996] S20 E19 N4 FOP=[YR=1996] E4 N4 W4 S4 $ N17 W13
S1 W6 $ E6 N1 E13 S13 E4 S4 E4 S1 E10 N1 E4 N41 $.

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	0	0	648.00	SF	5.20	5.20	100	1996	1996	3	70	2,359	
2	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	1996	1996	3	70	464	

LAND DESCRIPTION

TOTAL OB/XF 2,823

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