LOT 29
IN OR 2036/26
LAKEWOOD #5 PB 5/380

BEMAN LARRY &/BRUCE BARBARA
2135 PURCELL DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0029-0000

BUILDING CHARACTERISTICS

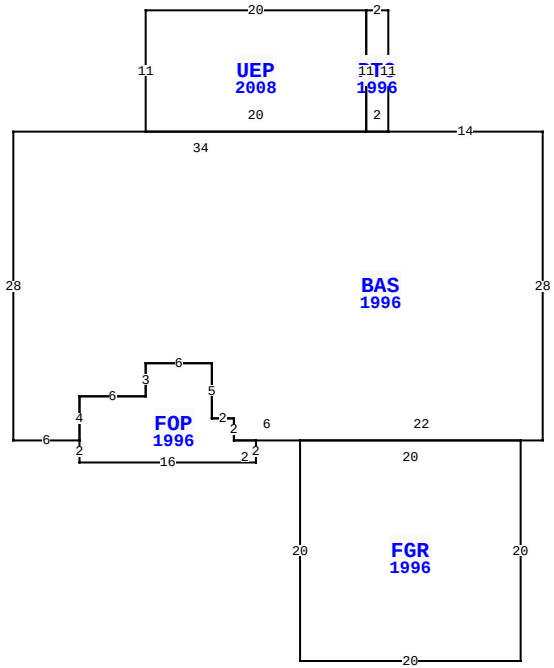
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,274	100	1996	1,274	199,492
FGR	400	55	1996	220	34,449
FOP	102	30	1996	31	4,854
PTO	22	5	1996	1	157
UEP	220	60	2008	132	20,670
TOTALS	2,018			1,658	259,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,658	137.5400	181.55	301,010	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2019 Heated Area: 1274 HX Base Yr 2019



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

2135 PURCELL DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,621
TOTAL MARKET OB/XF VALUE		4,961
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		444,582
SOH/AGL Deduction		190,057
ASSESSED VALUE		254,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,803
TOTAL JUST VALUE		444,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091357	H/AC	3,000	10/06/2009
B983907	ADDITION	1,500	06/18/1998
B969955	NEW CONSTR	80,448	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/0026	3/23/2016	SW	U	I	18	159,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BEMAN LARRY & BARBA						
2008/0349	8/10/2015	SW	U	I	12	197,300
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N11 W2 UEP=[YR=2008] W20 S11 E20 N11 $ S11 E2 $ W34 S28 E6 FOP=[YR=1996] S2 E16 N2 W2 N2 W2 N5 W6 S3 W6 S4 $ N4 E6 N3 E6 S5 E2 S2 E6 FGR=[YR=1996] S20 E20 N20 W20 $ E22 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	38	16	608.00	SF	5.20	5.20	100	1996	1996	3	70	2,213	
2	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	1996	1996	3	70	569	
3	0810	CONCRETE A	0	100	0	0	165.00	SF	6.50	6.50	100	1996	1996	3	70	751	
4	0855	CONC PAVER	0	100	0	0	170.00	SF	10.00	10.00	100	2005	2005	3	84	1,428	

LAND DESCRIPTION

TOTAL OB/XF 4,961

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