LOT 32
LAKEWOOD #5 PB 5/380

SCHMIDT ERIC P & DEBRA M
2105 PURCELL DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

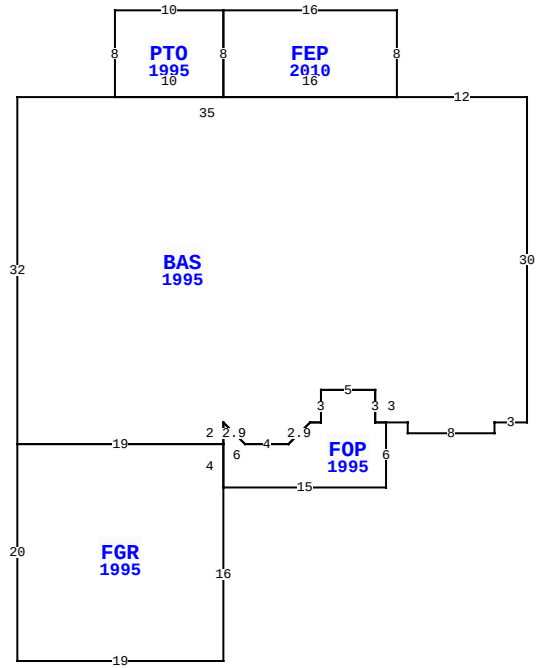
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,453	100	1995	1,453	227,744
FEP	128	80	2010	102	15,987
FGR	380	55	1995	209	32,758
FOP	93	30	1995	28	4,389
PTO	80	5	1995	4	627
TOTALS	2,134			1,796	281,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,796	134.5500	177.61	318,988	1995	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2021 Heated Area: 1453 HX Base Yr 2021



2105 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		281,507
TOTAL MARKET OB/XF VALUE		8,840
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		470,347
SOH/AGL Deduction		174,914
ASSESSED VALUE		295,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,711
TOTAL JUST VALUE		470,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130598	ROOF	9,300	03/25/2013
20101337	ADDITION	1,000	08/11/2010
B959291	NEW CONSTR	90,937	09/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/0238	7/08/2020	WD	Q	I	02	370,000
GRANTOR: LY LUAN K & THANH T T						
GRANTEE: SCHMIDT ERIC P & DE						
0835/0925	5/29/1998	WD	Q	I		118,500
GRANTOR: ROGERS O DOUGLAS III						
GRANTEE: LY LUAN K & THANH T						

BUILDING NOTES

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	39	16	646.00	SF	5.20	5.20	100	1995	1995	3	68	2,284	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1995	1995	3	68	424	
3	0812	CONCRETE C	0	100	0	0	682.00	SF	4.00	4.00	100	1996	1996	3	70	1,910	
4	0812	CONCRETE C	0	100	0	0	1,071.00	SF	4.00	4.00	100	2010	2010	3	90	3,856	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	18.30	18.30	100	1996	1996	3	20	366	

BUILDING DIMENSIONS

BAS=[YR=1995] W12 FEP=[YR=2010] N8 W16 PTO=[YR=1995] W10 S8 E10 N8 $ S8 E16 $ W35 S32 FGR=[YR=1995] S20 E19 N16 FOP=[YR=1995] E15 N6 W1 N3 W5 S3 W1 D2 L2 W4 U2 L2 S6 $ N4 W19 $ E19 N2 R2 D2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 8,840

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 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