PT OF SEC 16-2N-27
IN OR 2420/1592

PURVIS ANTHONY C & SUSAN M
85015 ETHYL LN
YULEE, FL 32097

2025

16-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

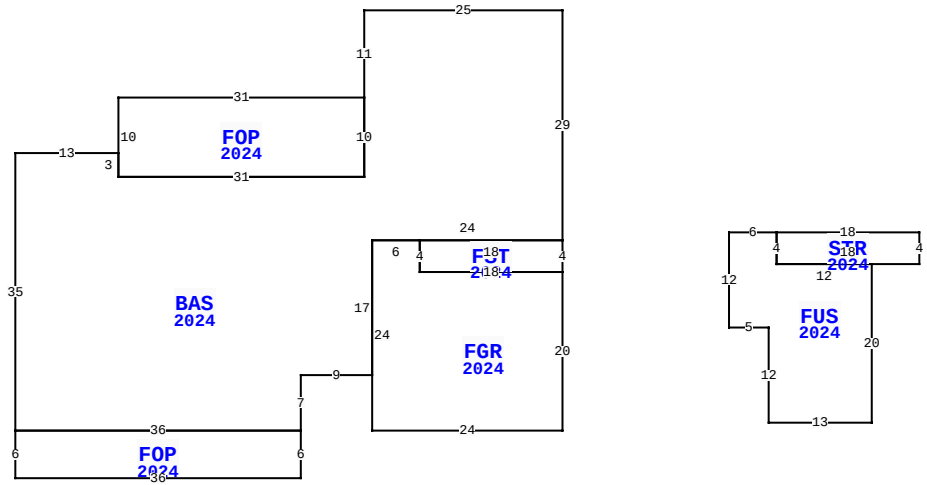
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitc	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2024	2,133	328,220
FGR	504	55	2024	277	42,624
FOP	216	30	2024	65	10,002
FOP	310	30	2024	93	14,311
FST	72	55	2024	40	6,155
FUS	324	100	2024	324	49,856
STR	72	10	2024	7	1,077
TOTALS	3,631			2,939	452,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,939	117.4530	155.04	455,663	2023	2023	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2024 Heated Area: 2457 HX Base Yr 2024



85015 ETHYL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		452,246
TOTAL MARKET OB/XF VALUE		10,554
TOTAL LAND VALUE - MARKET		157,550
TOTAL MARKET VALUE		620,350
SOH/AGL Deduction		24,499
ASSESSED VALUE		595,851
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		540,129
TOTAL JUST VALUE		620,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002979	CO		03/07/2023
21015282	NEW CONSTR	365,976	11/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1592	12/28/2020	WD	Q	V	01	110,000
GRANTOR: BARNES CHRISTEEN CARO						
GRANTEE: PURVIS ANTHONY C &						
1552/1995	2/27/2008	QC	Q	I	01	100
GRANTOR: BARNES DAVID N & CHRI						
GRANTEE: BARNES DAVID N & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E13 S3 E31 N10 N11 E25 S29 W24 S17 W9 S7 W36 N35 $
FGR=[YR=2024;ORIG=55,21] E6 S4 E18 S20 W24 N24 $
FOP=[YR=2024;ORIG=23,13] E31 N10 W31 S10 $
FOP=[YR=2024;ORIG=46,45] W36 S6 E36 N6 $
FST=[YR=2024;ORIG=79,25] W18 N4 E18 S4 $
FUS=[YR=2024;ORIG=106,24] N4 W6 S12 E5 S12 E13 N20 W12 $
STR=[YR=2024;ORIG=106,20] E18 S4 W18 N4 $
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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	1,068.00	SF	5.20	5.20	100	2024	2023		100	5,554	
2	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 10,554

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	000116	C	RES MARSH	100	0007	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	115,000.00	115,000.00	157,550							

REVIEW DATE 04/19/2023 BY NW Total Acres: 1.37 Total Land Value: 157,550 Market: 0 Agricultural: 0 Common: 157,550 PRINTED 07/30/2025 BY SYS