LOT 38
WOODBRIER PHASE 2 PBK 8/287

PURPURI RICHARD J & MARYANN L/E/
92036 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	04	Quality Level 04

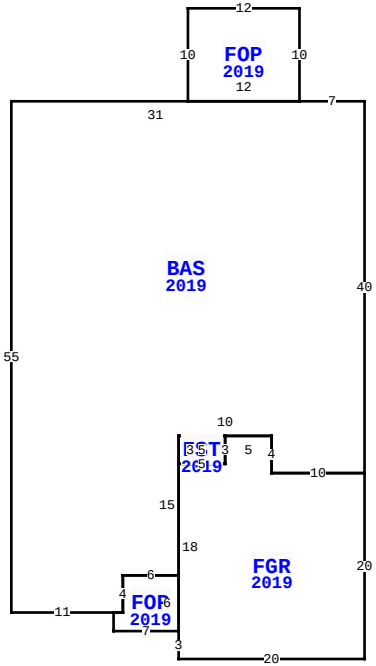
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	2019	1,726	221,816
FGR	425	55	2019	234	30,073
FOP	38	30	2019	11	1,414
FOP	120	30	2019	36	4,626
FST	15	55	2019	8	1,028
TOTALS	2,324			2,015	258,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	125.5380	131.81	265,597	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1726 HX Base Yr 2020



92036 WOODLAWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,957
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,957
SOH/AGL Deduction		98,139
ASSESSED VALUE		245,818
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		144,407
TOTAL JUST VALUE		343,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900817	CO ISSUED	0	05/14/2019
B1900817	NEW CONSTR	233,683	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/488	2/01/2024	LE	U	I	11	100
GRANTOR: PURPURI RICHARD J & M						
GRANTEE: PURPURI ANDREW						
2291/0280	7/17/2019	WD	Q	I	02	256,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PURPURI RICHARD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 FOP=[YR=2019] N10 W12 S10 E12$ W31 S55 E11
FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N20 W10 N4 W5
FST=[YR=2019] W5 S3 E5 N3$ S3 W5 S18$ N6 W6 S4 W1$ E1 N4 E6
N15 E10 S4 E10 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS