PT D FERNANDEZ GRANT
BEING PARCEL 3 IN OR 2475/218
& ESMT PT OR 1379/514 &

PURDY DANIEL J/FETTIG CARRIE
95531 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FRANK WARD RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,652
TOTAL MARKET VALUE	107,652
SOH/AGL Deduction	0
ASSESSED VALUE	107,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,652
TOTAL JUST VALUE	107,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2842/1241	1/22/2026	QC	U	V	11	100
GRANTOR: PURDY DANIEL						
GRANTEE: PURDY DANIEL						
2475/0218	6/24/2021	WD	Q	V	01	125,000
GRANTOR: WARD FRANK GLEASON						
GRANTEE: PURDY DANIEL J & CA						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	RES MARSH	0		OR	0.00	0.00	1.49	AC		1.00	1.00	0.85	85,000.00	72,250.00	107,652							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 1.49 Total Land Value: 107,652 Market: 0 Agricultural: 0 Common: 107,652 PRINTED 07/09/2026 BY SYS