

MITCHELL DONNA
1852 DRURY RD
FERNANDINA BEACH, FL 32034

00-00-30-0200-0007-0000

[illegible]

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LOT 7
IN OR 892/825
DRURY HOMES PB 5/3

R497785

MITCHELL DONNA
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0200-0007-0000



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 80		
Interior Floo	14	CARPET 20		
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	05	Quality Level 05		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	151,650
DCK	36	10	4	361
FOP	105	30	32	2,889
STR	15	10	2	180
UOP	32	20	6	541
UOP	42	20	8	722
TOTALS	1,910		1,732	156,345

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,732	128.0400	96.03	166,324	2006	2009	0	0	0	6.00	94.00
3 SFR MODULR - 100% - 2001												
Heated Area: 1680												
HX Base Yr 2001												
1850 DRURY RD, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY						PAGE 3 of 3		8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE			198,928					
TOTAL MARKET OB/XF VALUE			21,015					
TOTAL LAND VALUE - MARKET			115,000					
TOTAL MARKET VALUE			334,943					
SOH/AGL Deduction			162,611					
ASSESSED VALUE			172,332					
TOTAL EXEMPTION VALUE			HX HB		50,000			
BASE TAXABLE VALUE			122,332					
TOTAL JUST VALUE			334,943					
NCON VALUE			0					
INCOME VALUE								
PREVIOUS YEAR MKT VALUE			334,216					