

BLK 82 LOT 1 (EX UTIL ESMT IN
OR 822/896)
CITY OF FDNA BEACH S/D OF

MITCHELL DONNA
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0082-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	26 AL SIDING 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD4 Adjustme	01 . 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC				
1001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	81,591
FOP	72	30	22	1,236
STP	12	10	1	56
STP	15	10	2	112
TOTALS	1,551		1,477	82,996

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	13	3	39.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,477	63.4600	75.68	111,779	1963	1963	0	0	25.75	74.25
1 DUPLEX - 0% - 0											
Heated Area: 1452 HX Base Yr											
304 N 10TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
993											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			82,996
TOTAL MARKET OB/XF VALUE			993
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			433,989
SOH/AGL Deduction			284,949
ASSESSED VALUE			149,040
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,040
TOTAL JUST VALUE			433,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021497	REPAIR/RRF	2,000	08/30/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2084/0716	11/21/2016	QC	U	I	11	100	
GRANTOR: PURPLE CREEK LLC							
GRANTEE: MITCHELL DONNA							
1832/1056	12/17/2012	WD	Q	I	01	70,000	
GRANTOR: JONES COREY M							
GRANTEE: PURPLE CREEK LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W54 S26 E11 STP=[YR=2006] S3 E5N3W5E23									
FOP=[YR=1993] S6E12N6W12\$ E12 S6 E8 N10 STP=[YR=2006] E3N4W3S4 \$N22\$.									