PT HEIRS OF E WATERMAN MILL
GRANT SEC 41-3N-26E IN
OR 2084/716 BEING PARCEL "11"

MITCHELL DONNA
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

41-3N-26-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

DAWSON RD, YULEE

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	960
TOTAL LAND VALUE - MARKET	25,650
TOTAL MARKET VALUE	26,610
SOH/AGL Deduction	13,123
ASSESSED VALUE	13,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,487
TOTAL JUST VALUE	26,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4001	N/A	15,840	04/06/1987

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						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

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
4	0300	BOAT DCK W	0	0	4	30	120.00	SF	40.00	40.00	100	1990	1990	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	000110	C	SFR RURAL	0		OR	0.00	0.00	0.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	25,650							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.57 Total Land Value: 25,650 Market: 0 Agricultural: 0 Common: 25,650 PRINTED 08/02/2023 BY SYS