PT HEIRS OF E WATERMAN MILL
GRANT SEC 41-3N-26E IN
OR 2084/716 BEING PARCEL "12"

MITCHELL DONNA
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2023

41-3N-26-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

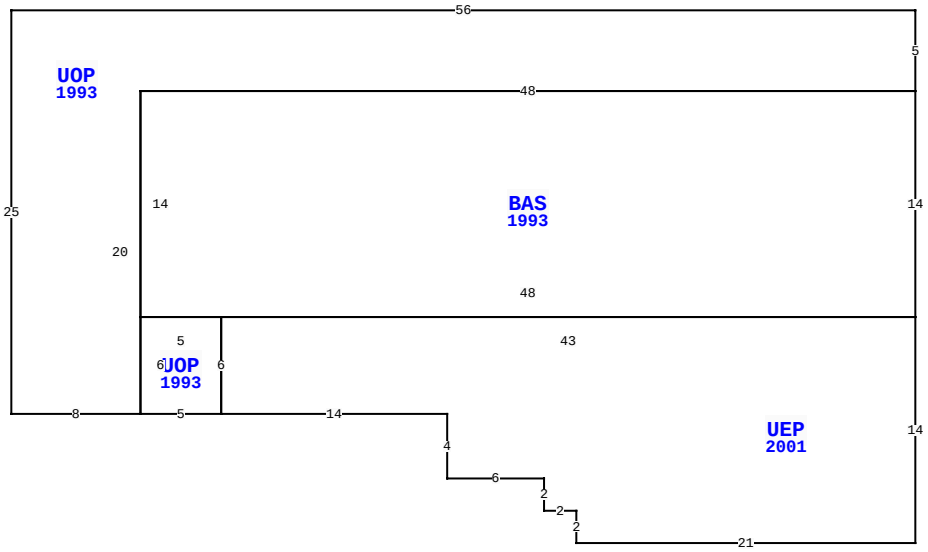
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,576
UEP	462	70	323	6,525
UOP	30	25	8	162
UOP	440	25	110	2,222
TOTALS	1,604		1,113	22,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,113	103.6000	67.34	74,949	1985	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



77134 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	22,485
TOTAL MARKET OB/XF VALUE	1,033
TOTAL LAND VALUE - MARKET	19,350
TOTAL MARKET VALUE	42,868
SOH/AGL Deduction	16,148
ASSESSED VALUE	26,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,720
TOTAL JUST VALUE	42,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

UOP=[YR=1993] W56 S25 E8 UOP=[YR=1993] E5 UEP=[YR=2001] E14 S4 E6 S2 E2 S2 E21 N14 BAS=[YR=1993] N14 W48 S14 E48 $ W43 S6 $ N6 W5 S6 $ N20 E48 N5 $.

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
1	0940	SHEDS/PORT	0	0	16	11	176.00	SF	20.10	20.10	100	1985	1985	3	20	708	
2	1243	WD DECK F	0	0	24	6	144.00	SF	8.00	8.00	100	1987	1987	3	20	230	
4	0751	UOP	0	0	12	6	72.00	SF	6.60	6.60	100	1985	1985	3	20	95	

LAND DESCRIPTION

TOTAL OB/XF 1,033

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	000102	C	SFR/MH	0		OR	0.00	0.00	0.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	19,350							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 0.43 Total Land Value: 19,350 Market: 0 Agricultural: 0 Common: 19,350 PRINTED 08/02/2023 BY SYS