

LOT 7
IN OR 1897/1631
1997 REDM DW/MH

MITCHELL DONNA
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	30	VINYL 100	0800	02	1,674	117.2000	82.04	137,335	1997	1997	0	0	0	58.00	42.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1674 HX Base Yr														
Roof Cover	03	COMP SHNGL 100	27 62 27 62 BAS 2003													VALUATION BY STANDARD														
Interior Wall	05	DRYWALL 100														Tax Group: 4 Tax Dist:														
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE 57,681														
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE 2,995														
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 85,000														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 145,676														
Bedrooms	4	100														SOH/AGL Deduction 55,450														
Bathrooms	2	100														ASSESSED VALUE 90,226														
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0														
Stories	1.	1. 100														BASE TAXABLE VALUE 90,226														
Units	0	100	TOTAL JUST VALUE 145,676																											
Quality		03	Quality Level 03		NCON VALUE 0																									
DOR CODE		0200	MOBILE HOME		INCOME VALUE																									
MAP NUM			MKT AREA		04	PREVIOUS YEAR MKT VALUE 93,696																								
NEIGHBORHOOD/LOC		4004.00	27 62 27 62 BAS 2003													PERMIT NUM DESCRIPTION AMT ISSUED														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														TOT ADJ AREA	SUBAREA MARKET VALUE													
BAS	1,674	100														1,674	57,681													
TOTALS																1,674	1,674	57,681												
EXTRA FEATURES																SALES DATA														
85754 LONNIE CREWS RD, FERNANDINA BEACH																BLD DATE					LGL DATE									
																XF DATE					LAND DATE									
																INC DATE					AG DATE									
L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835														
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160														
BUILDING DIMENSIONS																														
BAS=[YR=2003] W62 S27 E62 N27 \$.																														
BUILDING NOTES																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000													
REVIEW DATE 10/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																														