LOT 7 (EX R/W IN OR 80/141)
WILLA-VILLA SUB PBK 3/57

MITCHELL DONNA J LIVING TRUST
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0880-0007-0000

BUILDING CHARACTERISTICS

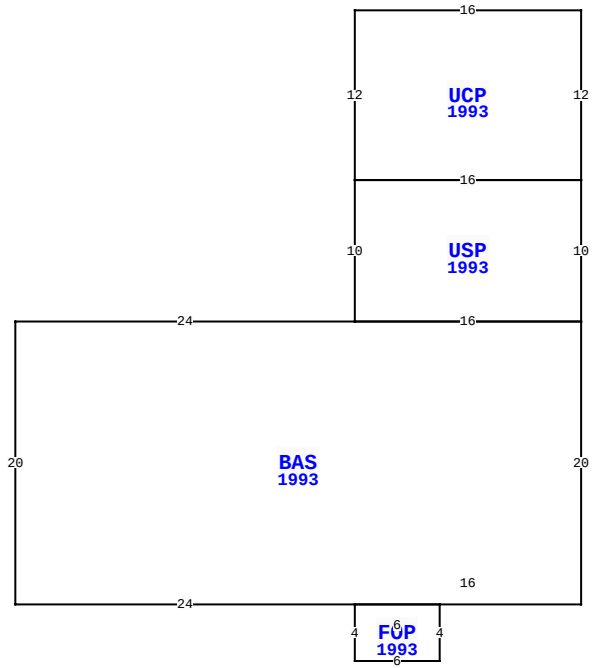
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	68,044
FOP	24	30	7	595
UCP	192	20	38	3,232
USP	160	30	48	4,083
TOTALS	1,176		893	75,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	893	114.0480	108.35	96,757	1955	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



502 SUNSET RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	75,954
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	205,554
SOH/AGL Deduction	54,399
ASSESSED VALUE	151,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,155
TOTAL JUST VALUE	205,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6047	CHNGE SRVC	800	07/06/1989
4639	REPAIR/RRF	1,100	02/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/689	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
2084/0716	11/21/2016	QC	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W16 S12 USP=[YR=1993] S10 BAS=[YR=1993] W24 S20 E24 FOP=[YR=1993] S4 E6 N4 W6 $ E16 N20 W16 $ E16 N10 W16 $ E16 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS