BLK 2 LOT 14
EGAN MEADOWS #1 S/D PBK 3/45

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

2024

00-00-31-1240-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

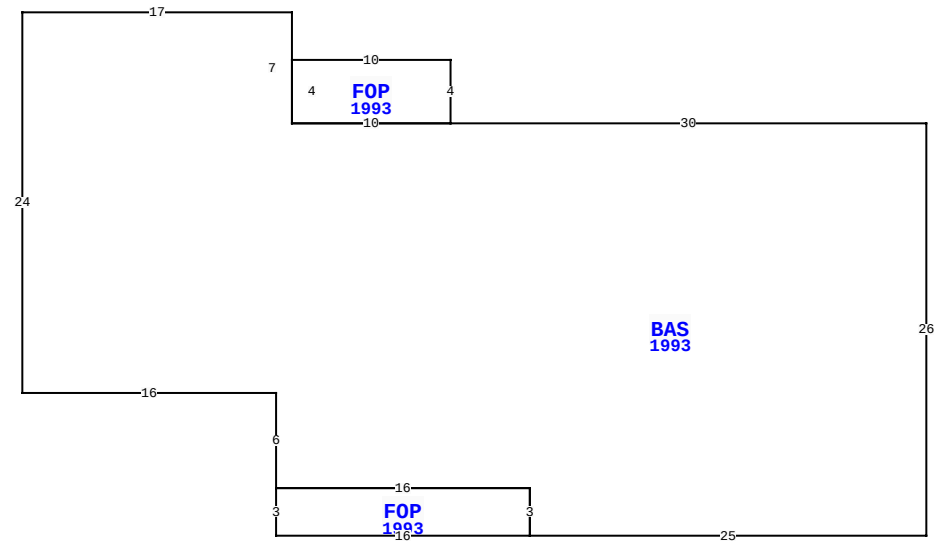
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	1,409	117,572
FOP	40	30	12	1,001
FOP	48	30	14	1,169
TOTALS	1,497		1,435	119,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	107.1200	101.76	146,026	1956	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1409 HX Base Yr



1410 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,741
TOTAL MARKET OB/XF VALUE	790
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	295,531
SOH/AGL Deduction	70,677
ASSESSED VALUE	224,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,854
TOTAL JUST VALUE	295,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071152	REPAIR/RRF	4,100	06/21/2007
20032894	H/AC	1,000	04/11/2003
20021892	REMODEL	1,000	11/06/2002
6399	REPAIR/RRF	500	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/693	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

BAS=[YR=1993] W30 FOP=[YR=1993] N4 W10 S4 E10 $ W10 N7 W17 S24 E16 S6 FOP=[YR=1993] S3 E16 N3 W16 $ E16 S3 E25 N26 $.

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	0810	CONCRETE A	0	0	52	10	520.00	SF	6.50	6.50	100	1956	1956	3	20	676	
2	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50	6.50	100	1956	1956	3	20	114	

LAND DESCRIPTION

TOTAL OB/XF 790

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	000100	C	SFR	0	0006	R-1	85.00	105.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS