

BLK 82 LOT 1 (EX UTIL ESMT IN  
OR 822/896)  
CITY OF FDNA BEACH S/D OF

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

2024

00-00-31-1800-0082-0012



| BUILDING CHARACTERISTICS |                     |
|--------------------------|---------------------|
| ELEMENT                  | CD                  |
| Exterior Wall            | 05 AVERAGE 50       |
| Exterior Wall            | 26 AL SIDING 50     |
| Roof Structure           | 03 GABLE/HIP 100    |
| Roof Cover               | 03 COMP SHNGL 100   |
| Interior Wall            | 04 PLYWOOD 50       |
| Interior Wall            | 05 DRYWALL 50       |
| Interior Floor           | 11 CLAY TILE 60     |
| Interior Floor           | 14 CARPET 40        |
| Air Condition            | 03 CENTRAL 100      |
| Heating Type             | 04 AIR DUCTED 100   |
| Bedrooms                 | 4 100               |
| Bathrooms                | 2 100               |
| Frame                    | 02 WOOD FRAME 100   |
| Stories                  | 1. 1. 100           |
| Units                    | 0 100               |
| BUD4 Adjustme            | 01 . 100            |
| BUD8 Adjustme            | 02 DIST FB 100      |
| Occupancy                | 00 NONE 100         |
| Quality                  | 02 Quality Level 02 |
| DOR CODE                 | 0100 SINGLE FAMILY  |
| MAP NUM                  | MKT AREA 01         |

| NEIGHBORHOOD/LOC |                  |             |              |                      |
|------------------|------------------|-------------|--------------|----------------------|
| 1001.00          |                  |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,452            | 100         | 1,452        | 85,078               |
| FOP              | 72               | 30          | 22           | 1,289                |
| STP              | 12               | 10          | 1            | 58                   |
| STP              | 15               | 10          | 2            | 117                  |
| TOTALS           | 1,551            |             | 1,477        | 86,543               |

| EXTRA FEATURES |            |             |     |     |    |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 26 | 3 | 78.00 | SF | 6.50  | 6.50           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 23 | 3 | 69.00 | SF | 6.50  | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 13 | 3 | 39.00 | SF | 19.50 | 19.50          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-2      | 100.00 | 100.00 | 100.00      | FF        |       |

| MARKET ADJUSTMENTS              |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 2700                            | 01  | 1,477     | 63.4600     | 79.32          | 117,156        | 1963 | 1963 | 0    | 0    | 26.13 | 73.87  |
| 1 DUPLEX - 0% - 0               |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1452               |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                      |     |           |             |                |                |      |      |      |      |       |        |
|                                 |     |           |             |                |                |      |      |      |      |       |        |
| 304 N 10TH ST, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |            |             |     |     |    |   |       |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|---|-------|----|-------|----------------|-------|
| 983         |            |             |     |     |    |   |       |    |       |                |       |
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 0810       | CONCRETE A  | 0   | 0   | 26 | 3 | 78.00 | SF | 6.50  | 6.50           |       |
| 2           | 0810       | CONCRETE A  | 0   | 0   | 23 | 3 | 69.00 | SF | 6.50  | 6.50           |       |
| 3           | 0810       | CONCRETE A  | 0   | 0   | 13 | 3 | 39.00 | SF | 19.50 | 19.50          |       |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |           |       |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-------|
| 983         |          |     |                      |     |      |          |        |        |             |           |       |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 000100   | C   | SFR                  | 0   | 0006 | R-2      | 100.00 | 100.00 | 100.00      | FF        |       |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 86,543    |  |
| TOTAL MARKET OB/XF VALUE  |  | 983       |  |
| TOTAL LAND VALUE - MARKET |  | 400,000   |  |
| TOTAL MARKET VALUE        |  | 487,526   |  |
| SOH/AGL Deduction         |  | 323,582   |  |
| ASSESSED VALUE            |  | 163,944   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 163,944   |  |
| TOTAL JUST VALUE          |  | 487,526   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 433,989   |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20021497   | REPAIR/RRF  | 2,000 | 08/30/2002 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2689/672                     | 7/01/2023  | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: MITCHELL DONNA      |            |           |     |     |        |            |  |
| GRANTEE: MITCHELL DONNA J LI |            |           |     |     |        |            |  |
| 2084/0716                    | 11/21/2016 | QC U      | I   | I   | 11     | 100        |  |
| GRANTOR: PURPLE CREEK LLC    |            |           |     |     |        |            |  |
| GRANTEE: MITCHELL DONNA      |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                    |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W54 S26 E11 STP=[YR=2006] S3 E5N3W5\$E23 |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] S6E12N6W12\$ E12 S6 E8 N10 STP=[YR=2006] |  |  |  |  |  |  |  |  |  |  |  |
| E3N4W3S4 \$N22\$.                                      |  |  |  |  |  |  |  |  |  |  |  |