BLOCK 192 LOT 8
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0192-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

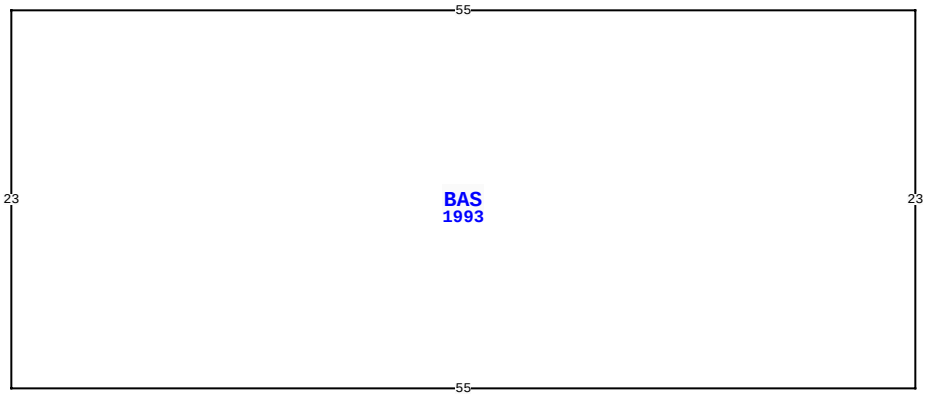
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	11	SLATE 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1,265	27,362
TOTALS	1,265		1,265	27,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,265	103.0000	72.10	91,206	1979	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1265 HX Base Yr



1305 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	27,362
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	127,746
SOH/AGL Deduction	37,344
ASSESSED VALUE	90,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,402
TOTAL JUST VALUE	127,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951682	CHNGE SRVC	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/676	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
2003/1342	9/03/2015	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S23 E55 N23 $.

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2002	2002	3	20	256	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 384

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		RSF-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS