BLOCK 256 LOT 2
PT OR 2689/666
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0256-0020

BUILDING CHARACTERISTICS

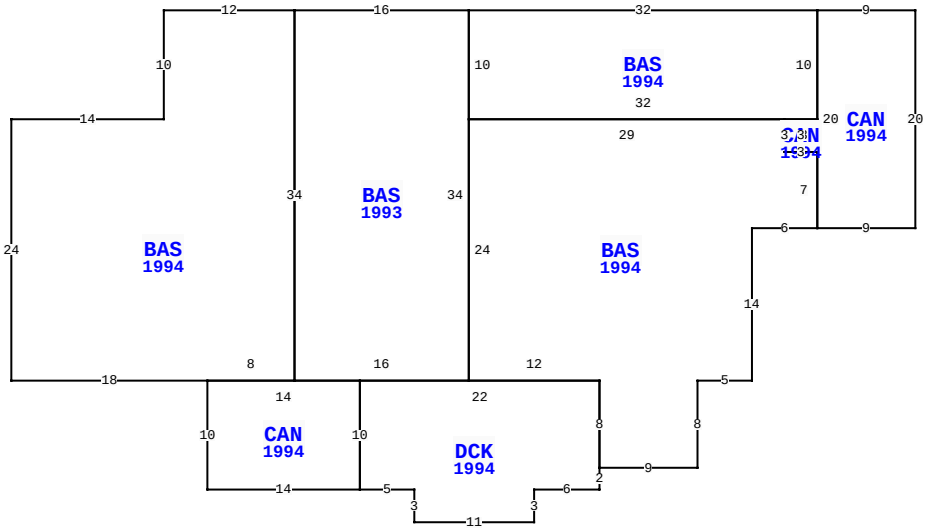
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	544	100	544	22,570
BAS	320	100	320	13,277
BAS	744	100	744	30,868
BAS	747	100	747	30,993
CAN	9	30	3	124
CAN	140	30	42	1,743
CAN	180	30	54	2,241
DCK	253	10	25	1,037
TOTALS	2,937		2,479	102,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,479	90.0585	127.66	316,469	1945	1980	0	0	0	67.50	32.50

1 OFFICE 1&2 - 0% - 2024 Heated Area: 2355 HX Base Yr



608 N 14TH ST, FERNANDINA BEACH

BLD DATE	06/11/2021 KK	LGL DATE	
XF DATE	06/11/2021 KK	LAND DATE	06/11/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,217
TOTAL MARKET OB/XF VALUE	31,937
TOTAL LAND VALUE - MARKET	98,792
TOTAL MARKET VALUE	267,946
SOH/AGL Deduction	0
ASSESSED VALUE	267,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,946
TOTAL JUST VALUE	267,946
NCON VALUE	0
INCOME VALUE	3,935,184
PREVIOUS YEAR MKT VALUE	279,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033994	CHNGE SRVC	1,000	10/13/2003
6299B	REMODEL	2,000	12/13/1990
5238	REMODEL	8,000	02/23/1989
BP 4404	N/A	2,000	07/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/666	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W9 BAS=[YR=1994] W32 BAS=[YR=1993] W16 BAS=[YR=1994] W12 S10 W14 S24 E18 CAN=[YR=1994] S10 E14 DCK=[YR=1994] E5 S3 E11 N3 E6N2 BAS=[YR=1994] E9 N8 E5 N14 E6 N7 CAN=[YR=1994] N3 W3 S3 E3 $ W3 N3 W29 S24 E12 S8 $ N8 W22 S10 $ N10 W14 $ E8 N34 $ S34 E16 N34 $ S10 E32 N10 $ S20 E9 N20 $.

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	16	4	64.00	SF	6.50	6.50	100	1980	1980	3	32.5	135	
2	0811	CONCRETE B	0	0	0	0	864.00	SF	5.20	5.20	100	1995	1995	3	70	3,145	
3	0812	CONCRETE C	0	0	0	0	4,154.00	SF	4.00	4.00	100	2003	2003	3	83	13,791	
4	0510	GARAGE WD-	0	0	20	13	260.00	SF	35.00	35.00	100	1995	1995	3	23	2,093	
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	100	2005	2005	3	86	604	
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	1,026	
7	0422	CL FNC 4'	0	0	0	0	213.00	LF	15.00	15.00	100	2005	2005	3	66	2,109	
8	1123	CB 8"	0	0	25	2	50.00	SF	6.15	6.15	100	2005	2005	3	86	264	
9	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	2001	2001	3	29	8,770	

LAND DESCRIPTION

TOTAL OB/XF 31,937

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	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00	SF		1.00	1.00	1.00	2.50	2.50	98,792							

REVIEW DATE 06/11/2021 BY KK Total Acres: 0.00 Total Land Value: 98,792 Market: 0 Agricultural: 0 Common: 98,792 PRINTED 08/06/2024 BY SYS

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Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

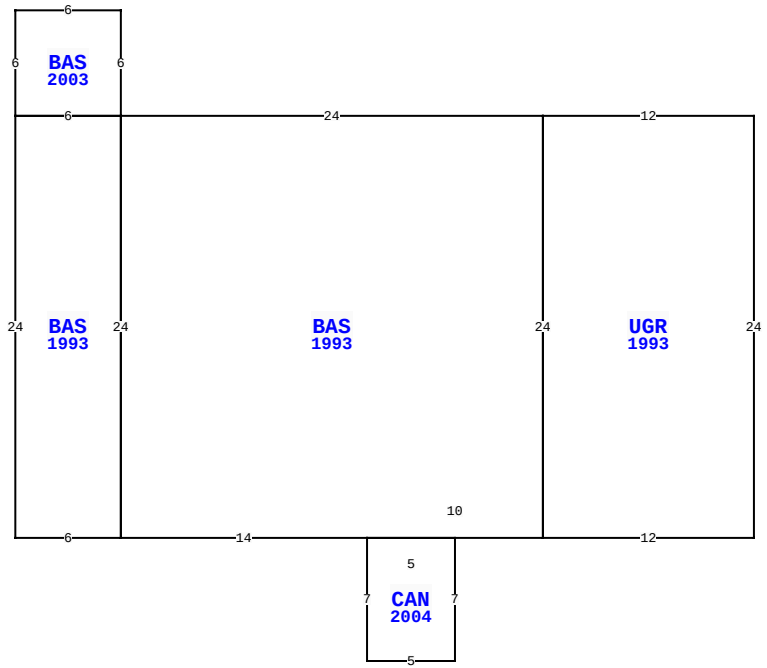
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	144	5,617
BAS	576	100	576	22,468
BAS	36	100	36	1,404
CAN	35	30	10	390
UGR	288	40	115	4,486
TOTALS	1,079		881	34,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	881	84.6720	120.02	105,738	1980	1980	0	0	0	67.50	32.50

2 OFFICE 1&2 – 0% - 2024 Heated Area: 756 HX Base Yr



608 N 14TH ST, FERNANDINA BEACH

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1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W24 BAS=[YR=2003] N6 W6 S6 BAS=[YR=1993] S24 E6 N24 W6 $ E6 $ S24 E14 CAN=[YR=2004] S7 E5 N7 W5 $ E10 N24 $ S24 E12 N24 $.

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

REVIEW DATE 06/11/2021 BY KK Total Acres: 0.00 Total Land Value: 98,792 Market: 0 Agricultural: 0 Common: 98,792 PRINTED 08/06/2024 BY SYS