

PT E1/2 OF NW1/4 OF FRACL  
SEC 9-2N-27E  
IN OR 2689/678

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

2024

09-2N-27-0000-0001-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 80   |
| Interior Floo            | 03 | CONC FINSH 20  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,285            | 100         | 1,285        | 72,713               |
| PTO       | 16               | 5           | 1            | 57                   |
| UST       | 260              | 45          | 117          | 6,620                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,561 |  | 1,403 | 79,390 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 1,750.00 | 1,750.00       |       |
| 2              | 0681       | POLE SHED   | 0   | 0   | 27 | 22 | 594.00   | SF | 15.00    | 15.00          |       |
| 3              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 2,507.00 | SF | 2.00     | 2.00           |       |
| 4              | 0510       | GARAGE WD-  | 0   | 0   | 36 | 24 | 864.00   | SF | 35.00    | 35.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 200.00 | 301.00 | 1.38        | AC        |       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 02/25/2020 | BY | NWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                  | 01  | 1,403     | 92.3520     | 87.73          | 123,085        | 1955 | 1955 | 0    | 0    | 35.50 | 64.50  |
| 1 SINGLE FAM - 0% - 0 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1285     |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr            |     |           |             |                |                |      |      |      |      |       |        |
|                       |     |           |             |                |                |      |      |      |      |       |        |

|                          |            |    |           |  |
|--------------------------|------------|----|-----------|--|
| BLD DATE                 | 04/13/2015 | KK | LGL DATE  |  |
| XF DATE                  |            |    | LAND DATE |  |
| INC DATE                 |            |    | AG DATE   |  |
| 86005 CARDINAL RD, YULEE |            |    |           |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 19,618      |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 1.38 | Total Land Value: | 110,400 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 79,390    |  |
| TOTAL MARKET OB/XF VALUE  |  | 19,618    |  |
| TOTAL LAND VALUE - MARKET |  | 110,400   |  |
| TOTAL MARKET VALUE        |  | 209,408   |  |
| SOH/AGL Deduction         |  | 46,145    |  |
| ASSESSED VALUE            |  | 163,263   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 163,263   |  |
| TOTAL JUST VALUE          |  | 209,408   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 206,991   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B20528     | GARAGE      | 28,743 | 09/01/2007 |

| SALES DATA                   |            |           |       |       |        |
|------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2689/678                     | 7/01/2023  | WD        | U     | I     | 11     |
| GRANTOR: MITCHELL DONNA      |            |           |       |       |        |
| GRANTEE: MITCHELL DONNA J LI |            |           |       |       |        |
| 2084/0716                    | 11/21/2016 | QC        | U     | I     | 11     |
| GRANTOR: PURPLE CREEK LLC    |            |           |       |       |        |
| GRANTEE: MITCHELL DONNA      |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W8 BAS=[YR=1993] W10 N5 W7 S5 W10 PTO=[YR=1993] N4 W4 S4 E4\$ W13 S28 E12 S10 E13 N10 E15 N28\$ S28 E10 N18 W2 N10\$. |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----------------------------|------|---------|------|-----|----|--------|
|-----------------------------|------|---------|------|-----|----|--------|

|         |         |                           |
|---------|---------|---------------------------|
| Common: | 110,400 | PRINTED 08/06/2024 BY SYS |
|---------|---------|---------------------------|