

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2689/654
(EX UTIL ESMT IN OR 1210/1549

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

2024

45-2N-28-0000-0012-0130



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	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

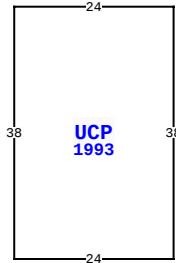
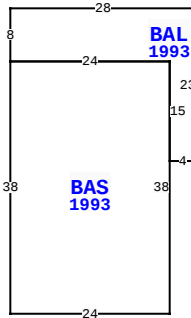
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	284	15	43	5,891
BAS	912	100	912	124,939
UCP	912	20	182	24,933
TOTALS	2,108		1,137	155,762

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	11	3		33.00	SF 6.50	100	1995
2	0300	BOAT DCK W	0	0	0	0		310.00	SF 40.00	100	2002
3	0322	BOAT LFT L	0	0	0	0		1.00	UT 1,500.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	109.20	FF	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,137	119.7800	149.72	170,232	1987	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 0											
Heated Area: 912											
HX Base Yr											



TOTAL OB/XF											
4,170											

940214 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	155,762		
TOTAL MARKET OB/XF VALUE	4,170		
TOTAL LAND VALUE - MARKET	294,840		
TOTAL MARKET VALUE	454,772		
SOH/AGL Deduction	90,621		
ASSESSED VALUE	364,151		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	364,151		
TOTAL JUST VALUE	454,772		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	448,066		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/654	7/01/2023	WD U	I	11		100	
GRANTOR: MITCHELL DONNA J							
GRANTEE: MITCHELL DONNA J LI							
2332/0540	1/15/2020	WD Q	I	02		290,000	
GRANTOR: GAY O ROBERT JR & JAN							
GRANTEE: MITCHELL DONNA J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAL=[YR=1993] W28 S8 BAS=[YR=1993] S38 E24 N38 W24 \$ E24 S15 E4 N23 \$ PTR= S60 UCP 1993=S38 E24 N38 W24 \$ N60 \$.											