LOT 4
PT OR 2035/1063
BEING TRACT 4

MITCHELL DONNA J LIVING TRUST/MITCHELL DONNA J TRU
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

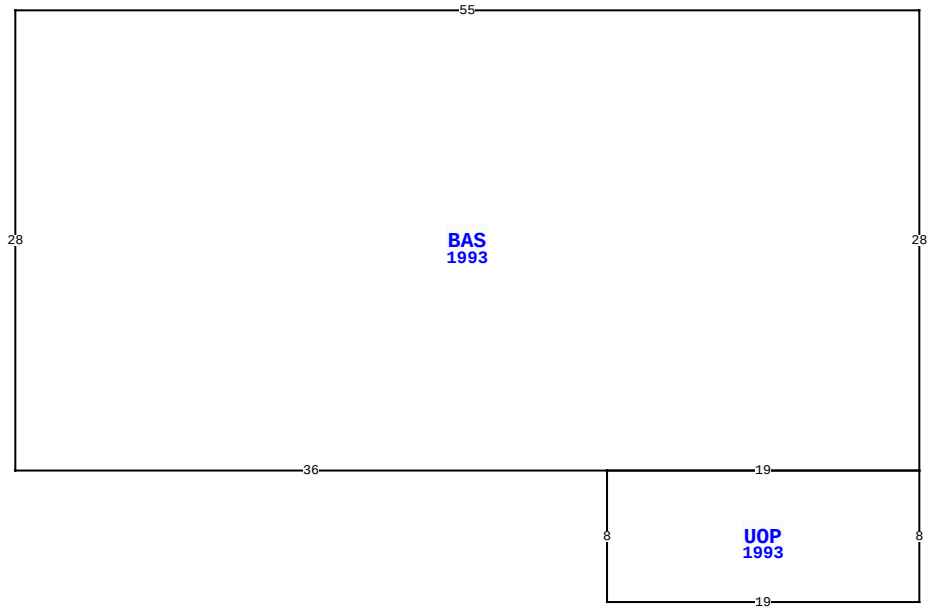
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	35,962
UOP	152	25	38	887
TOTALS	1,692		1,578	36,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,578	111.2000	77.84	122,832	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1540 HX Base Yr



94211 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,850
TOTAL MARKET OB/XF VALUE	624
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	112,474
SOH/AGL Deduction	45,715
ASSESSED VALUE	66,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,759
TOTAL JUST VALUE	112,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2035/1063	3/17/2016	WD	U	I	11	100

GRANTOR: GORDON GLORIA & AMBER
GRANTEE: DONNA J MITCHELL LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S28 E36 UOP=[YR=1993] S8 E19 N8 W19 $ E19 N28 $.

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	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	1988	1988	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/09/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS