PT WILLIAM G CHRISTOPHER
DONATION SEC 50-3N-28E
IN OR 2689/683

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

2024

50-3N-28-0000-0035-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Quality	02	Quality Level 02

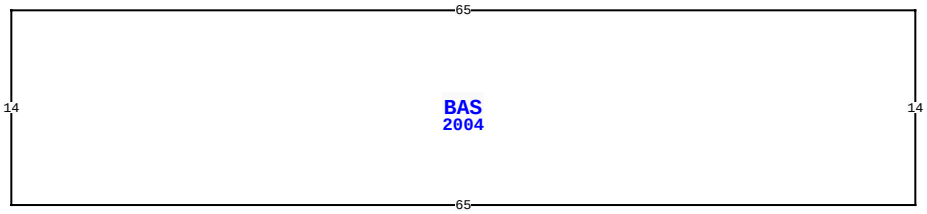
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	15,785
TOTALS	910		910	15,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	82.6000	57.82	52,616	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



96161 FREEMAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,785
TOTAL MARKET OB/XF VALUE	1,168
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	88,953
SOH/AGL Deduction	31,709
ASSESSED VALUE	57,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,244
TOTAL JUST VALUE	88,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B000104	REMODEL	0	10/01/2000
95-817	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/683	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
2084/0716	11/21/2016	QC	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W65 S14 E65 N14$.

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	8	10	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	0752	USP	0	0	8	10	80.00	SF	15.00	15.00	100	2017	2017	3	84	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,168

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	000115	C	SFR ACRES	0		RMH	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS