LOT 7 (EX R/W IN OR 80/141)
WILLA-VILLA SUB PBK 3/57

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

2025

00-00-30-0880-0007-0000

BUILDING CHARACTERISTICS

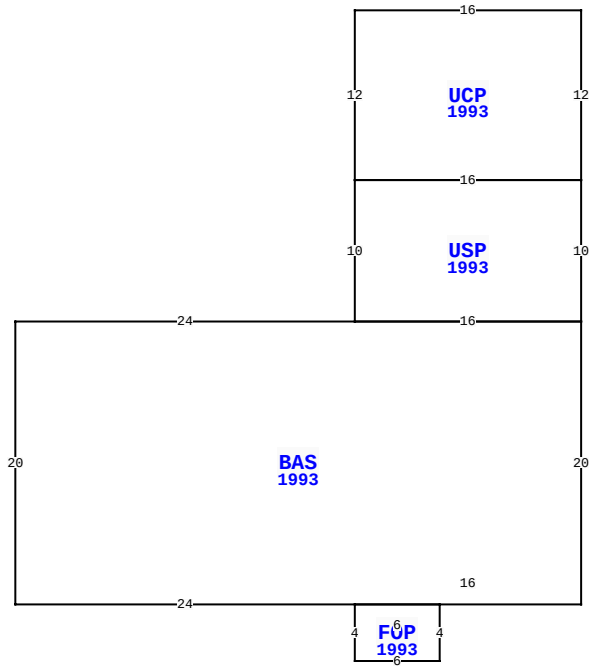
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	71,167
FOP	24	30	1993	7	622
UCP	192	20	1993	38	3,381
USP	160	30	1993	48	4,270
TOTALS	1,176			893	79,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	893	114.0480	114.05	101,847	1955	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



502 SUNSET RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	79,441
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	167,400
TOTAL MARKET VALUE	246,841
SOH/AGL Deduction	80,570
ASSESSED VALUE	166,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,271
TOTAL JUST VALUE	246,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6047	CHNGE SRVC	800	07/06/1989
4639	REPAIR/RRF	1,100	02/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/689	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

UCP=[YR=1993] W16 S12 USP=[YR=1993] S10 BAS=[YR=1993] W24 S20 E24 FOP=[YR=1993] S4 E6 N4 W6 $ E16 N20 W16 $ E16 N10 W16 $ E16 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,550.00	1,550.00	167,400							

REVIEW DATE 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 167,400 Market: 0 Agricultural: 0 Common: 167,400 PRINTED 07/30/2025 BY SYS