BLK 2 LOT 14
EGAN MEADOWS #1 S/D PBK 3/45

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

**2025**

**00-00-31-1240-0002-0140**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

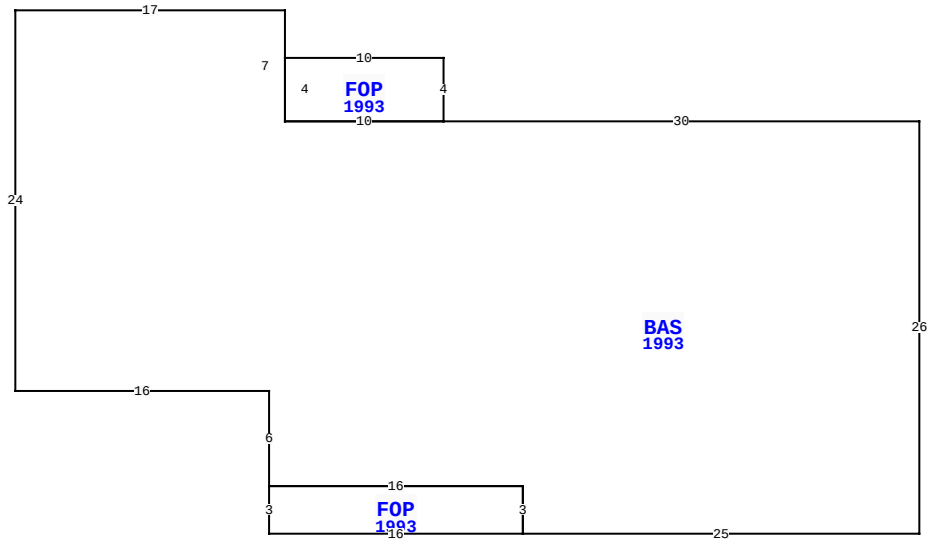
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,409 | 100 | 1993 | 1,409 | 123,387 |
| FOP | 40 | 30 | 1993 | 12 | 1,050 |
| FOP | 48 | 30 | 1993 | 14 | 1,226 |
| TOTALS | 1,497 | | | 1,435 | 125,664 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,435 | 107.1200 | 107.12 | 153,717 | 1956 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1409 HX Base Yr




1410 HIGHLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 125,664 |
| TOTAL MARKET OB/XF VALUE | 790 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 306,454 |
| SOH/AGL Deduction | 59,115 |
| ASSESSED VALUE | 247,339 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 247,339 |
| TOTAL JUST VALUE | 306,454 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 295,531 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071152 | REPAIR/RRF | 4,100 | 06/21/2007 |
| 20032894 | H/AC | 1,000 | 04/11/2003 |
| 20021892 | REMODEL | 1,000 | 11/06/2002 |
| 6399 | REPAIR/RRF | 500 | 03/06/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2689/693 | 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=1993] W30 FOP=[YR=1993] N4 W10 S4 E10 $ W10 N7 W17 S24 E16 S6 FOP=[YR=1993] S3 E16 N3 W16 $ E16 S3 E25 N26 $ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 52 | 10 | 520.00 | SF | 6.50 | 6.50 | 100 | 1956 | 1956 | 3 | 20 | 676 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 22 | 4 | 88.00 | SF | 6.50 | 6.50 | 100 | 1956 | 1956 | 3 | 20 | 114 | |

## LAND DESCRIPTION

TOTAL OB/XF 790

| 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 | 0006 | R-1 | 85.00 | 105.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 09/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS