BLK 181 E1/2 OF LOT 1
CITY OF FDNA BEACH S/D OF
SEC 24-3N-28E UNR

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

2025

00-00-31-1800-0181-0011

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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

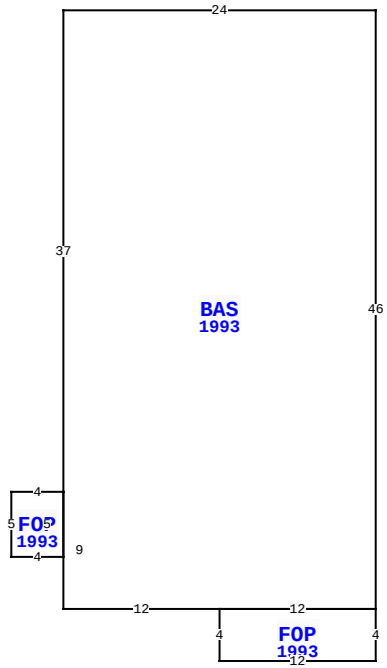
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	103,908
FOP	20	30	1993	6	565
FOP	48	30	1993	14	1,318
TOTALS	1,172			1,124	105,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	109.7630	109.76	123,370	1972	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1104 HX Base Yr



906 KELP ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,790
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	104,820
TOTAL MARKET VALUE	211,570
SOH/AGL Deduction	39,247
ASSESSED VALUE	172,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,323
TOTAL JUST VALUE	211,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122021	RE-ROOF / SHINGLE	4,590	09/28/2012
20112303	REPLACE WATER HEA	250	12/29/2011
20003192	METER REPAIR	0	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/681	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] W24 S37 FOP=[YR=1993] W4S5E4 N5$S9 E12
FOP=[YR=1993] S4E12N4W12$ E12N46$.

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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	MU-8	50.00	100.00	5,241.00	SF		1.00	1.00	1.00	20.00	20.00	104,820							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 104,820 Market: 0 Agricultural: 0 Common: 104,820 PRINTED 07/30/2025 BY SYS