

BLOCK 256 LOT 2
PT OR 2689/666
CITY OF FDNA BEACH

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

2025

00-00-31-1800-0256-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

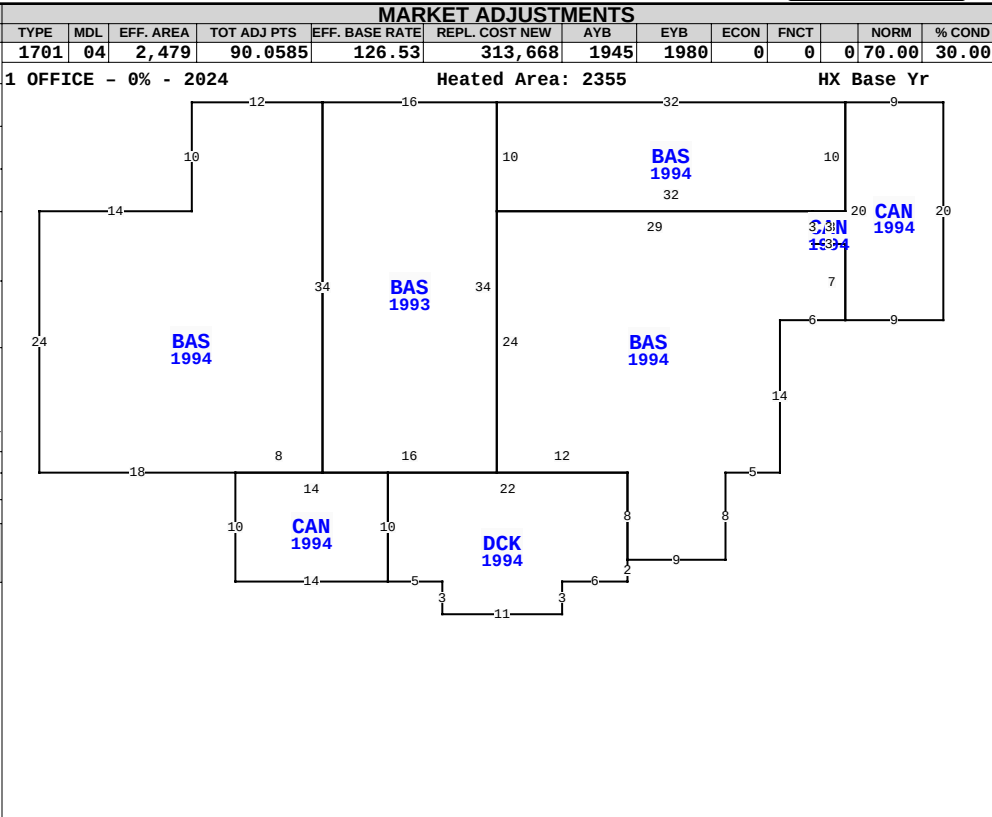
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	544	100	1993	544	20,650
BAS	320	100	1994	320	12,147
BAS	744	100	1994	744	28,241
BAS	747	100	1994	747	28,355
CAN	9	30	1994	3	114
CAN	140	30	1994	42	1,594
CAN	180	30	1994	54	2,050
DCK	253	10	1994	25	949

TOTALS	2,937			2,479	94,100
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	125
2	0811	CONCRETE B	0	0	0	0	864.00	SF	5.20	5.20	3,055
3	0812	CONCRETE C	0	0	0	0	4,154.00	SF	4.00	4.00	13,625
4	0510	GARAGE WD-	0	0	20	13	260.00	SF	35.00	35.00	1,820
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	590
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	995
7	0422	CL FNC 4'	0	0	0	0	213.00	LF	15.00	15.00	2,045
8	1123	CB 8"	0	0	25	2	50.00	SF	6.15	6.15	258
9	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	8,467

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00	SF	



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00	SF	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		125,541	
TOTAL MARKET OB/XF VALUE		30,980	
TOTAL LAND VALUE - MARKET		98,792	
TOTAL MARKET VALUE		255,313	
SOH/AGL Deduction		0	
ASSESSED VALUE		255,313	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		255,313	
TOTAL JUST VALUE		255,313	
NCON VALUE		0	
INCOME VALUE		3,935,184	
PREVIOUS YEAR MKT VALUE		267,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033994	CHNGE SRVC	1,000	10/13/2003
6299B	REMODEL	2,000	12/13/1990
5238	REMODEL	8,000	02/23/1989
BP 4404	N/A	2,000	07/23/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2689/666	7/01/2023	WD U	I	11	100
GRANTOR: PURPLE CREEK LLC					
GRANTEE: MITCHELL DONNA J LI					
1750/0132	7/07/2011	WD U	I	11	100
GRANTOR: MITCHELL DONNA					
GRANTEE: PURPLE CREEK LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1994] W9 BAS=[YR=1994] W32 BAS=[YR=1993] W16 BAS=[YR=1994] W12 S10 W14 S24 E18 CAN=[YR=1994] S10 E14 DCK=[YR=1994] E5 S3 E11 N3 E6N2 BAS=[YR=1994] E9 N8 E5 N14 E6 N7 CAN=[YR=1994] N3 W3 S3 E3 \$ W3 N3 W29 S24 E12 S8 \$ N8 W22 S10 \$ N10 W14 \$ E8 N34 \$ S34 E16 N34 \$ S10 E32 N10 \$ S20 E9 N20 \$.											

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1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0020



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100
Roof Structur04WOOD TRUSS 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Ceiling02F.NOT SUS 100
Air Condition02WINDOW 100
Heating Type01NONE 100
Fixtures4 100
Frame02WOOD FRAME 100

Story HeightRMS6 100
Stories1.1. 100
Units0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE1200STORE/OFFICE/RESID
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	5,139
BAS	576	100	1993	576	20,556
BAS	36	100	2003	36	1,285
CAN	35	30	2004	10	357
UGR	288	40	1993	115	4,104

TOTALS	1,079			881	31,441
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

17010488184.6720118.96104,804198019800070.0030.00

2 OFFICE - 0% - 2024Heated Area: 756HX Base Yr

6	6	24	12	24	24	10	12	7	5	7	5
BAS 2003				BAS 1993		BAS 1993		CAN 2004			

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE125,541
TOTAL MARKET OB/XF VALUE30,980
TOTAL LAND VALUE - MARKET98,792
TOTAL MARKET VALUE255,313
SOH/AGL Deduction0
ASSESSED VALUE255,313
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE255,313
TOTAL JUST VALUE255,313
NCON VALUE0
INCOME VALUE3,935,184
PREVIOUS YEAR MKT VALUE267,946

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2689/6667/01/2023WDUII11100

GRANTOR:PURPLE CREEK LLC

GRANTEE:MITCHELL DONNA J LI

1750/01327/07/2011WDIUI11100

GRANTOR:MITCHELL DONNA

GRANTEE:PURPLE CREEK LLC

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W24 BAS=[YR=2003] N6 W6 S6
BAS=[YR=1993] S24 E6 N24 W6 \$ E6 \$ S24 E14 CAN=[YR=2004] S7
E5 N7 W5 \$ E10 N24 \$ S24 E12 N24 \$.

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT LND UNIT D DPTH % TOT UNIT ADJ LAND OTHERADJUSTMENTS AND NOTESTOTAL ACES DENSITY DECL FRZ YR CONSRV

REVIEW DATE 06/11/2021 BY KK Total Acres: 0.00 Total Land Value: 98,792 Market: 0 Agricultural: 0 Common: 98,792 PRINTED 07/30/2025 BY SYS