SUB A OF 2 & N29 FT OF W17.75
FT OF S57 FT OF W10.25 FT OF
SUB LOT B OF 2

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

**2025**

**00-00-31-1800-0258-R02A**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

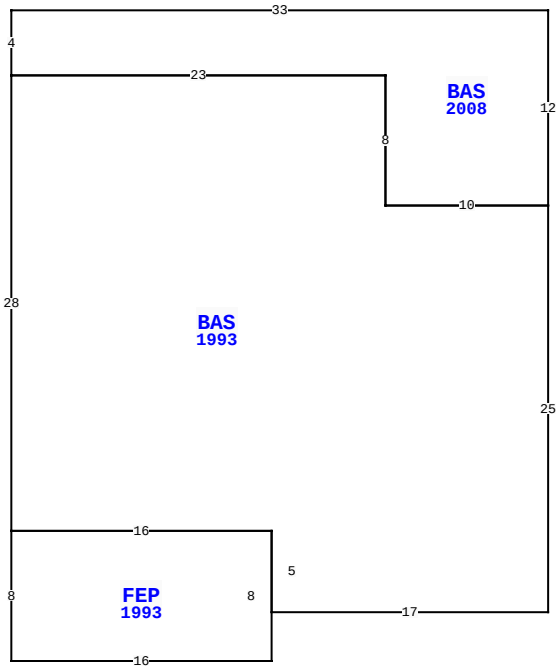
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 929 | 100 | 1993 | 929 | 87,192 |
| BAS | 212 | 100 | 2008 | 212 | 19,898 |
| FEP | 128 | 80 | 1993 | 102 | 9,574 |
| TOTALS | 1,269 | | | 1,243 | 116,663 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,243 | 117.3155 | 117.32 | 145,829 | 1950 | 1980 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1141 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 07/21/2014 | KK | LGL DATE |
| XF DATE | | | LAND DATE 05/08/2025 MLU |
| INC DATE | | | AG DATE |

224 N 14TH ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 116,663 |
| TOTAL MARKET OB/XF VALUE | 5,394 |
| TOTAL LAND VALUE - MARKET | 162,000 |
| TOTAL MARKET VALUE | 284,057 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 284,057 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 284,057 |
| TOTAL JUST VALUE | 284,057 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 274,232 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20080726 | ELEC OTHER | 800 | 04/30/2008 |
| 20071993 | ELEC OTHER | 500 | 10/23/2007 |
| 20071760 | REMODEL | 21,860 | 09/18/2007 |
| 20071736 | ADDITION | 6,000 | 09/13/2007 |
| 20071151 | REPAIR/RRF | 4,500 | 06/21/2007 |
| 20041811 | REPAIR/RRF | 2,000 | 10/06/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2689/663 | 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

## BUILDING DIMENSIONS

BAS=[YR=2008] W33 S4 BAS=[YR=1993] S28 FEP=[YR=1993]
S8E16N8W16$ E16S5E17 N25W10N8W23$ E23S8E10N12$.

## 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 | 0511 | GARAGE CB- | 0 | 0 | 20 | 16 | 320.00 | SF | 44.00 | 44.00 | 100 | 1950 | 1950 | 3 | 20 | 2,816 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 16 | 320.00 | SF | 35.00 | 35.00 | 100 | 1960 | 1960 | 3 | 20 | 2,240 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 65 | 4 | 260.00 | SF | 6.50 | 6.50 | 100 | 1950 | 1950 | 3 | 20 | 338 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,394

| 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 | 86.00 | 113.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 180,000.00 | 162,000.00 | 162,000 | | | | | | | |

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS