PT E1/2 OF NW1/4 OF FRACL
SEC 9-2N-27E
IN OR 2689/678

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

2025

09-2N-27-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

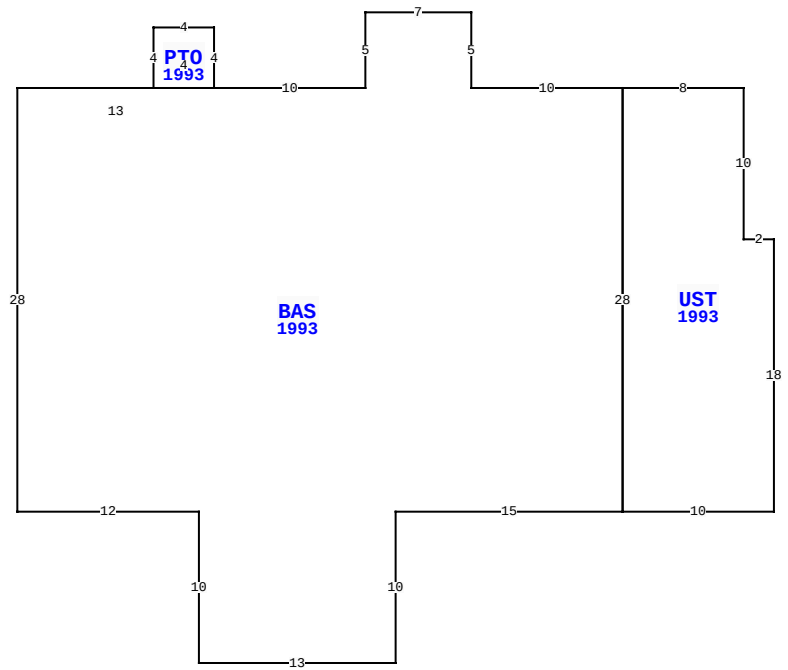
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	03	CONC FINSH 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1993	1,285	76,245
PTO	16	5	1993	1	59
UST	260	45	1993	117	6,942
TOTALS	1,561			1,403	83,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	92.3520	92.35	129,567	1955	1955	0	0	0	35.75	64.25

1 SINGLE FAM – 0% - 0 Heated Area: 1285 HX Base Yr



BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

86005 CARDINAL RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,247
TOTAL MARKET OB/XF VALUE	18,365
TOTAL LAND VALUE - MARKET	117,300
TOTAL MARKET VALUE	218,912
SOH/AGL Deduction	39,323
ASSESSED VALUE	179,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,589
TOTAL JUST VALUE	218,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20528	GARAGE	28,743	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/678	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

UST=[YR=1993] W8 BAS=[YR=1993] W10 N5 W7 S5 W10 PTO=[YR=1993] N4 W4 S4 E4$ W13 S28 E12 S10 E13 N10 E15 N28$ S28 E10 N18 W2 N10$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	1,750.00	1,750.00	100	1980	1980	3	44	770	
2	0681	POLE SHED	0	0	27	22	594.00	SF	15.00	15.00	100	1970	1970	3	20	1,782	
3	0803	ASPHALT C	0	0	0	0	2,507.00	SF	2.00	2.00	100	1992	1992	3	50	2,507	
4	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	2007	2007	3	44	13,306	

LAND DESCRIPTION

TOTAL OB/XF 18,365

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	OR	200.00	301.00	1.38	AC		1.00	1.00	1.00	85,000.00	85,000.00	117,300							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.38 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 07/30/2025 BY SYS