BLOCK 2 LOT 10
IN OR 2770/201
(EX OR 2449/62 &

MITCHELL DONNA JEAN
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

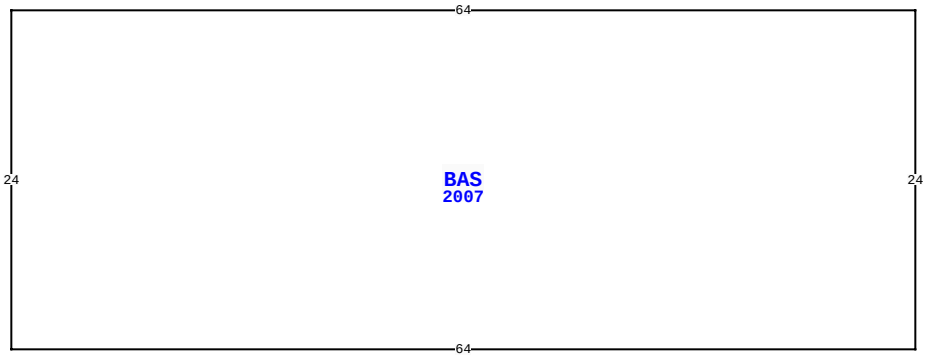
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2007	1,536	46,596
TOTALS	1,536			1,536	46,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	126.4000	101.12	155,320	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 1536 HX Base Yr



85431 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,596
TOTAL MARKET OB/XF VALUE	4,465
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	151,061
SOH/AGL Deduction	0
ASSESSED VALUE	151,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,061
TOTAL JUST VALUE	151,061
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/198	2/25/2025	WD	U	I	11	100
GRANTOR: BONILLA PROVIDENCIA						
GRANTEE: MITCHELL DONNA JEAN						
2770/201	2/25/2025	WD	Q	I	01	177,000
GRANTOR: BONILLA PROVIDENCIA						
GRANTEE: MITCHELL DONNA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S24 E64 N24$.

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	0350	CARPORT WD	0	0	0	0	752.00	SF	13.00	13.00	100	1988	1988	3	20	1,955	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	27	270	

LAND DESCRIPTION

TOTAL OB/XF 4,465

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/07/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS