

PT HEIRS OF E WATERMAN MILL
 GRANT SEC 41-3N-26E IN
 OR 2084/716 BEING PARCEL "11"

MITCHELL DONNA
 1852 DRURY ROAD
 FERNANDINA BEACH, FL 32034

2025

41-3N-26-0000-0004-0020


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 960 TOTAL LAND VALUE - MARKET 25,650 TOTAL MARKET VALUE 26,610 SOH/AGL Deduction 10,290 ASSESSED VALUE 16,320 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,320 TOTAL JUST VALUE 26,610 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,610													
DOR CODE		0001 VAC W/XFOB								MAP NUM		MKT AREA								04													
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																				DAWSON RD, YULEE										BLD DATE		LGL DATE	
EXTRA FEATURES																				XF DATE		LAND DATE											
																				INC DATE		AG DATE											
L N	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	0300	BOAT DCK W	0 0	4 30	120.00	SF	40.00	40.00	100	1990	1990	3	20	960																			
TOTAL OB/XF																				960													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PD - E	0.00	0.00	0.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	25,650																
REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.57 Total Land Value: 25,650 Market: 0 Agricultural: 0 Common: 25,650 PRINTED 07/30/2025 BY SYS																																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4001	N/A	15,840	04/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0716	11/21/2016	QC	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS