

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

**43-3N-28-5110-0010-0000**



BUILDING CHARACTERISTICS

ELEMENTCD

19  
03

COMMON BRK 100  
GABLE/HIP 100

03  
05

COMP SHNGL 100  
DRYWALL 100

14  
01

CARPET 100  
NONE 100

04  
01

AIR DUCTED 100  
3 100

02  
1.

WOOD FRAME 100  
1. 100

04  
00

DIST 01 100  
NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

MKT AREA

04

4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,000

100

1993

1,000

82,044

FGR

300

55

1993

165

13,537

UOP

64

20

1993

13

1,067

TOTALS

1,364

1,178

96,648

EXTRA FEATURES

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

LAND DESCRIPTION

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

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

1.52

Total Land Value:

129,200

Market:

0

Agricultural:

0

Common:

129,200

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,178

127.2000

127.20

149,842

1973

1973

0

0

0

35.50

64.50

1 SINGLE FAM - 0% - 0

Heated Area: 1000

HX Base Yr

BAS

1993

FGR

1993

UOP

1993

BLD DATE

XF DATE

INC DATE

03/14/2008

RK

LGL DATE

LAND DATE

AG DATE

04/11/2025

MLU

96649 CHESTER RD, YULEE

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

96,648

0

129,200

225,848

55,202

170,646

0

170,646

225,848

0

0

195,888

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2689/661

7/01/2023

WD

U

I

11

100

GRANTOR: MITCHELL DONNA

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=1993] W40 S25 E20 UOP=[YR=1993] S4 E16 N4W16\$ E20 FGR=[YR=1993] E12 N25 W12S25\$ N25\$ .