LOT 124
NASSAU OAKS SEC 2 UNR

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

2025

48-3N-25-4196-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

56049 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	26,599
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,599
SOH/AGL Deduction	0
ASSESSED VALUE	71,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,599
TOTAL JUST VALUE	71,599
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010708	DEMO DWMH		09/18/2024
E951518	CHNGE SRVC	0	01/01/1995
8470	REPAIR/RRF	1,982	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/691	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
2542/0346	11/23/2020	WD	Q	I	01	42,000
GRANTOR: PEARSON DAVID C						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	24	26	624.00	SF	40.00	40.00	100	1985	1985	3	44	10,982	
2	0810	CONCRETE A	0	0	12	23	276.00	SF	6.50	6.50	100	1995	1995	3	68	1,220	
3	0351	CARPORT MT	0	0	12	22	264.00	SF	10.00	10.00	100	2006	2006	3	24	634	
4	0351	CARPORT MT	0	0	21	18	378.00	SF	10.00	10.00	100	2010	2010	3	40	1,512	
5	0350	CARPORT WD	0	0	16	11	176.00	SF	5.95	5.95	100	2006	2006	3	24	251	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1977		100	6,000	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1977		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 26,599

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS