LOT 7
DRURY HOMES PB 5/3

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

2026

00-00-30-0200-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

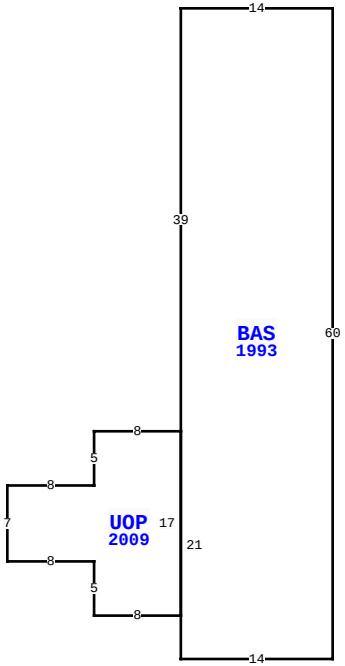
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	15,773
UOP	192	25	2009	48	901
TOTALS	1,032			888	16,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	888	73.6400	62.59	55,580	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2001 Heated Area: 840 HX Base Yr 2001



1850 DRURY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		226,306
TOTAL MARKET OB/XF VALUE		1,291
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		352,597
SOH/AGL Deduction		164,102
ASSESSED VALUE		188,495
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,084
TOTAL JUST VALUE		352,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11134	OTHER	0	05/01/2006
C0617604	CO ISSUED	0	01/01/2006
B0617604	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/674	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
0892/0825	7/23/1999	WD	Q	I		50,000
GRANTOR: PIPKIN VENNIS H III &						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S39 UOP=[YR=2009] W8S5 W8S7E8S5E8N17$S21 E14 N60 $.

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
3	0351	CARPORT MT	0	100	0	0	706.00	SF	5.90	5.90	100	2009	2009	3	31	1,291	

LAND DESCRIPTION

TOTAL OB/XF 1,291

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	000800	C	MULTI-FAMILY	100	0006	RSF-	2100.00	169.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

LOT 7
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1852 DRURY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

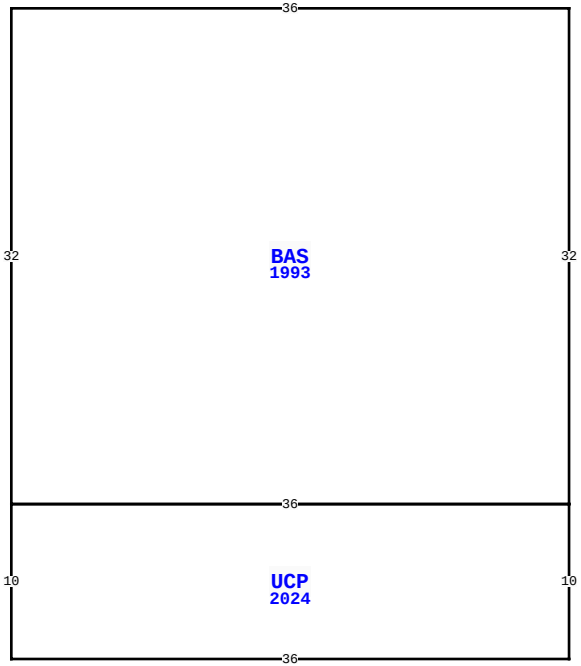
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	13,885
UCP	360	20	2024	72	868
TOTALS	1,512			1,224	14,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,224	57.2400	22.32	27,320	1976	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2001 Heated Area: 1152 HX Base Yr 2001



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XF DATE		LAND DATE	05/04/2026 MLU
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1850 DRURY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		226,306
TOTAL MARKET OB/XF VALUE		1,291
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		352,597
SOH/AGL Deduction		164,102
ASSESSED VALUE		188,495
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,084
TOTAL JUST VALUE		352,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/674	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
0892/0825	7/23/1999	WD	Q	I		50,000
GRANTOR: PIPKIN VENNIS H III &						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 S32 E36 N32 $
UCP=[YR=2024;ORIG=-36,32] E36 S10 W36 N10 $
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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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

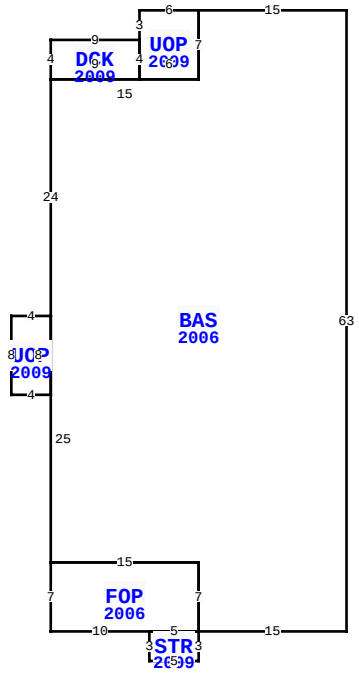
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2006	1,680	189,028
DCK	36	10	2009	4	450
FOP	105	30	2006	32	3,600
STR	15	10	2009	2	225
UOP	32	20	2009	6	675
UOP	42	20	2009	8	900
TOTALS	1,910			1,732	194,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,732	128.0400	121.64	210,680	2006	2009	0	0	0	7.50	92.50

3 SFR MODULR 100% - 2001 Heated Area: 1680 HX Base Yr 2001



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NASSAU COUNTY PROPERTY

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GRANTEE: MITCHELL DONNA J LI						
0892/0825	7/23/1999	WD	Q	I		50,000
GRANTOR: PIPKIN VENNIS H III &						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 UOP=[YR=2009] W6S3 DCK=[YR=2009] W9S4E9N4$S4E6N7$S7 W15 S24 UOP=[YR=2009] W4S8E4N8$S25 FOP=[YR=2006] S7 E10 STR=[YR=2009] S3E5N3 W5$ E5N7 W15 $ E15 S7 E15 N63 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS