

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

00-00-31-1800-0082-0012



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05AVERAGE 50

Exterior Wall26AL SIDING 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 50

Interior Wall05DRYWALL 50

Interior Floor11CLAY TILE 60

Interior Floor14CARPET 40

Air Condition Heating Type03CENTRAL 100

Bedrooms04AIR DUCTED 100
4 100

Bathrooms Frame022 100

Stories1.1.100

Units010 100

BUD4 Adjustme01. 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,45210019931,45293,653

FOP72301993221,419

STP12102006164

STP151020062129

TOTALS1,5511,47795,265

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% COND

2700011,47763.460088.21130,286196319630026.8873.12

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE95,265

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET425,000

TOTAL MARKET VALUE520,265

SOH/AGL Deduction321,893

ASSESSED VALUE198,372

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE198,372

TOTAL JUST VALUE520,265

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE516,914

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2689/6727/01/2023WD U I 11100

GRANTOR: MITCHELL DONNA

GRANTEE: MITCHELL DONNA J LI

2084/071611/21/2016QC U I 11100

GRANTOR: PURPLE CREEK LLC

GRANTEE: MITCHELL DONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S26 E11 STP=[YR=2006] S3 E5N3W5\$E23

FOP=[YR=1993] S6E12N6W12\$ E12 S6 E8 N10 STP=[YR=2006]

E3N4W3S4 \$N22\$.

LAND DESCRIPTION

LUSE CLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT UNITD DPTH FACT% TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES00006R-2100.00100.00100.00FF1.001.001.004,250.004,250.00425,000

EXTRA FEATURES

304 N 10TH ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/22/2025MLU

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 425,000Market: 0Agricultural: 0Common: 425,000PRINTED 07/09/2026 BY SYS