

BLOCK 256 LOT 2
PT OR 2689/666
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0256-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

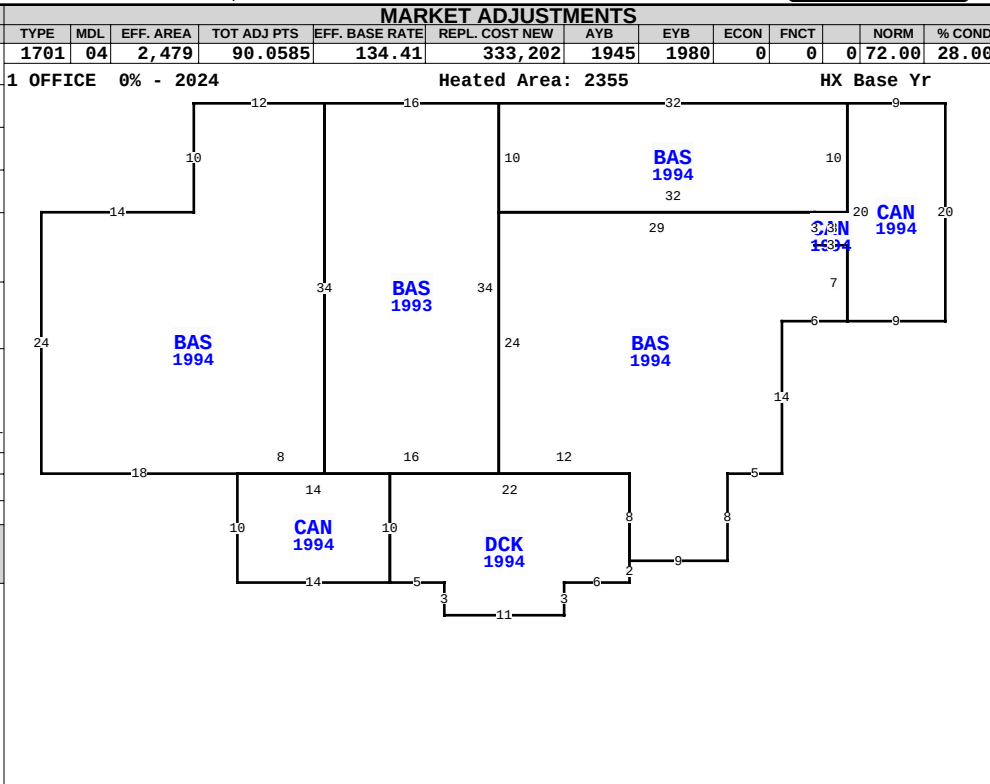
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	544	100	1993	544	20,473
BAS	320	100	1994	320	12,043
BAS	744	100	1994	744	28,000
BAS	747	100	1994	747	28,113
CAN	9	30	1994	3	113
CAN	140	30	1994	42	1,581
CAN	180	30	1994	54	2,032
DCK	253	10	1994	25	941

TOTALS	2,937			2,479	93,297
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	16	4		64.00
2	0811	CONCRETE B	0	0	0	0			864.00
3	0812	CONCRETE C	0	0	0	0			4,154.00
4	0510	GARAGE WD-	0	0	20	13			260.00
5	0810	CONCRETE A	0	0	18	6			108.00
6	0971	ST LGHT OV	0	0	0	0			1.00
7	0422	CL FNC 4'	0	0	0	0			213.00
8	1123	CB 8"	0	0	25	2			50.00
9	0510	GARAGE WD-	0	0	36	24			864.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00



BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	DC

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	16	4		64.00
2	0811	CONCRETE B	0	0	0	0			864.00
3	0812	CONCRETE C	0	0	0	0			4,154.00
4	0510	GARAGE WD-	0	0	20	13			260.00
5	0810	CONCRETE A	0	0	18	6			108.00
6	0971	ST LGHT OV	0	0	0	0			1.00
7	0422	CL FNC 4'	0	0	0	0			213.00
8	1123	CB 8"	0	0	25	2			50.00
9	0510	GARAGE WD-	0	0	36	24			864.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0006	C-1	172.00	230.00	39,517.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		124,470	
TOTAL MARKET OB/XF VALUE		30,100	
TOTAL LAND VALUE - MARKET		276,619	
TOTAL MARKET VALUE		431,189	
SOH/AGL Deduction		150,345	
ASSESSED VALUE		280,844	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		280,844	
TOTAL JUST VALUE		431,189	
NCON VALUE		0	
INCOME VALUE		3935184	
PREVIOUS YEAR MKT VALUE		255,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033994	CHNGE SRVC	1,000	10/13/2003
6299B	REMODEL	2,000	12/13/1990
523B	REMODEL	8,000	02/23/1989
BP 4404	N/A	2,000	07/23/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2689/666	7/01/2023	WD U	I	11	
GRANTOR: PURPLE CREEK LLC					
GRANTEE: MITCHELL DONNA J LI					
1750/0132	7/07/2011	WD U	I	11	
GRANTOR: MITCHELL DONNA					
GRANTEE: PURPLE CREEK LLC					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
CAN=[YR=1994] W9 BAS=[YR=1994] W32 BAS=[YR=1993] W16					
BAS=[YR=1994] W12 S10 W14 S24 E18 CAN=[YR=1994] S10 E14					
DCK=[YR=1994] E5 S3 E11 N3 E6N2 BAS=[YR=1994] E9 N8 E5 N14					
E6 N7 CAN=[YR=1994] N3 W3 S3 E3 \$ W3 N3 W29 S24 E12 S8 \$ N8					
W22 S10 \$ N10 W14 \$ E8 N34 \$ S34 E16 N34 \$ S10 E32 N10 \$ S20					
E9 N20 \$.					

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

00-00-31-1800-0256-0020

[illegible]