IN OR 2689/701
ESMT OR 1030/490
EX 1-101

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

2026

35-2N-28-0000-0001-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

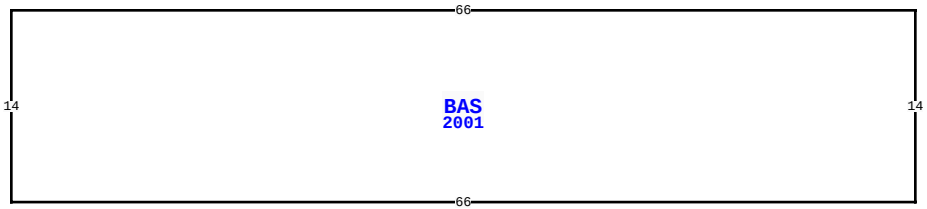
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2001	924	35,859
TOTALS	924			924	35,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	123.2000	110.88	102,453	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 0% - 2024 Heated Area: 924 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,786
TOTAL MARKET OB/XF VALUE	1,701
TOTAL LAND VALUE - MARKET	484,000
TOTAL MARKET VALUE	652,487
SOH/AGL Deduction	12,177
ASSESSED VALUE	640,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,310
TOTAL JUST VALUE	652,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU01371	MH MOVE-ON	1,360	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/701	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	
2	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2019	2019	3	78	624	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
5	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	27	389	

LAND DESCRIPTION

TOTAL OB/XF 1,701

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		OR	0.00	0.00	4.84	AC		1.00	1.00	1.00	100,000.00	100,000.00	484,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.84 Total Land Value: 484,000 Market: 0 Agricultural: 0 Common: 484,000 PRINTED 07/09/2026 BY SYS

IN OR 2689/701
ESMT OR 1030/490
EX 1-101

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

2026

35-2N-28-0000-0001-0570

BUILDING CHARACTERISTICS

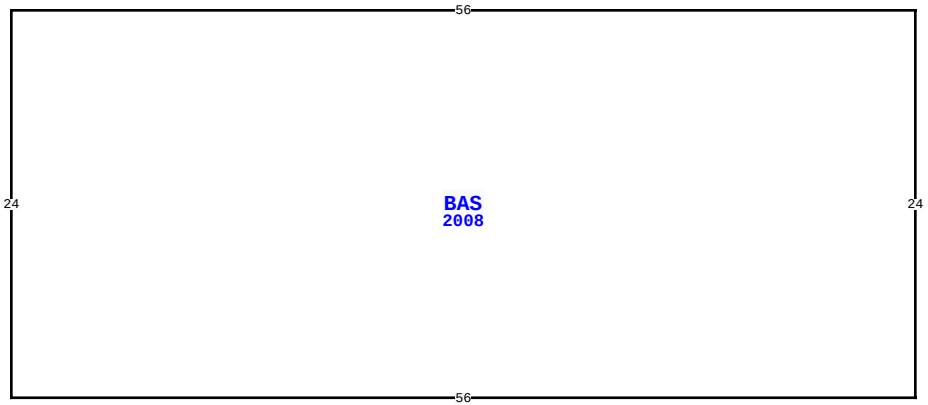
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2008	1,344	52,158
TOTALS	1,344			1,344	52,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	123.2000	110.88	149,023	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 0% - 2024 Heated Area: 1344 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,786
TOTAL MARKET OB/XF VALUE	1,701
TOTAL LAND VALUE - MARKET	484,000
TOTAL MARKET VALUE	652,487
SOH/AGL Deduction	12,177
ASSESSED VALUE	640,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,310
TOTAL JUST VALUE	652,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/701	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 N24 $.

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 01/01/2023 BY CD Total Acres: 4.84 Total Land Value: 484,000 Market: 0 Agricultural: 0 Common: 484,000 PRINTED 07/09/2026 BY SYS

IN OR 2689/701
ESMT OR 1030/490
EX 1-101

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

2026

35-2N-28-0000-0001-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

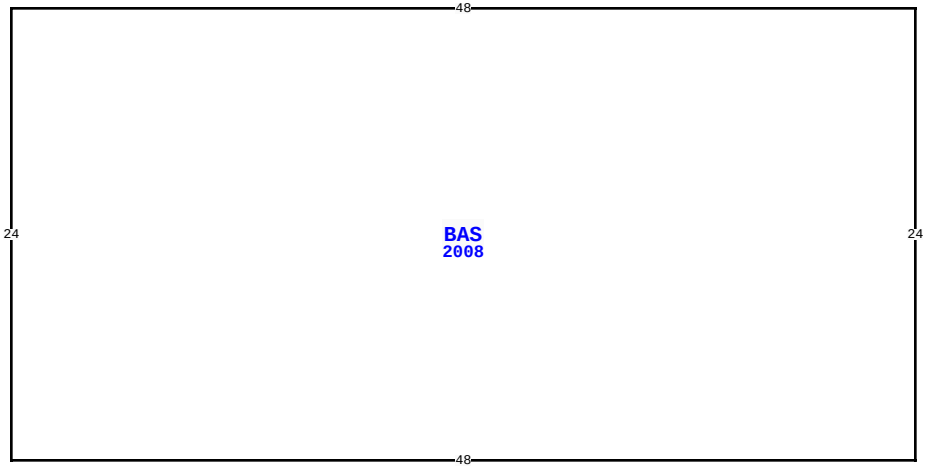
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2008	1,152	38,320
TOTALS	1,152			1,152	38,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.2000	110.88	127,734	1997	1997	0	0	0	70.00	30.00

3 M/H 94+ 0% - 2024 Heated Area: 1152 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,786
TOTAL MARKET OB/XF VALUE	1,701
TOTAL LAND VALUE - MARKET	484,000
TOTAL MARKET VALUE	652,487
SOH/AGL Deduction	12,177
ASSESSED VALUE	640,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,310
TOTAL JUST VALUE	652,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/701	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E48 N24 $.

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 01/01/2023 BY CD Total Acres: 4.84 Total Land Value: 484,000 Market: 0 Agricultural: 0 Common: 484,000 PRINTED 07/09/2026 BY SYS

IN OR 2689/701
ESMT OR 1030/490
EX 1-101

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

2026

35-2N-28-0000-0001-0570

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

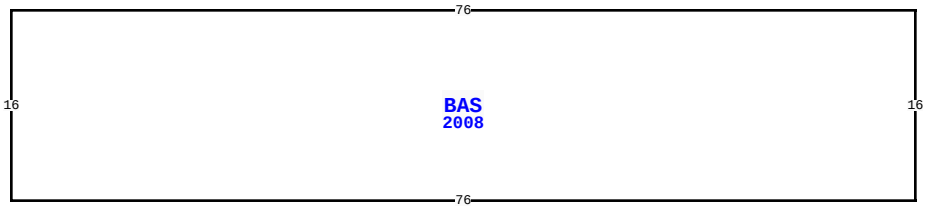
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2008	1,216	40,449
TOTALS	1,216			1,216	40,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	123.2000	110.88	134,830	1995	1995	0	0	0	70.00	30.00

4 M/H 94+ 0% - 2024 Heated Area: 1216 HX Base Yr



95149 TORI TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,786
TOTAL MARKET OB/XF VALUE	1,701
TOTAL LAND VALUE - MARKET	484,000
TOTAL MARKET VALUE	652,487
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ASSESSED VALUE	640,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	640,310
TOTAL JUST VALUE	652,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/701	7/01/2023	WD	U	I	11	100
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MITCHELL DONNA J LI						
1824/0738	11/01/2012	WD	U	I	12	127,500
GRANTOR: CBC NATIONAL BANK SUC						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S16 E76 N16 $.

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 01/01/2023 BY CD Total Acres: 4.84 Total Land Value: 484,000 Market: 0 Agricultural: 0 Common: 484,000 PRINTED 07/09/2026 BY SYS