PT OF LOT 10 OF THIGPEN SURVEY
DBK 39-356 IN OR 2084/716
BEING PARCEL "13"

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

2026

43-3N-28-5110-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

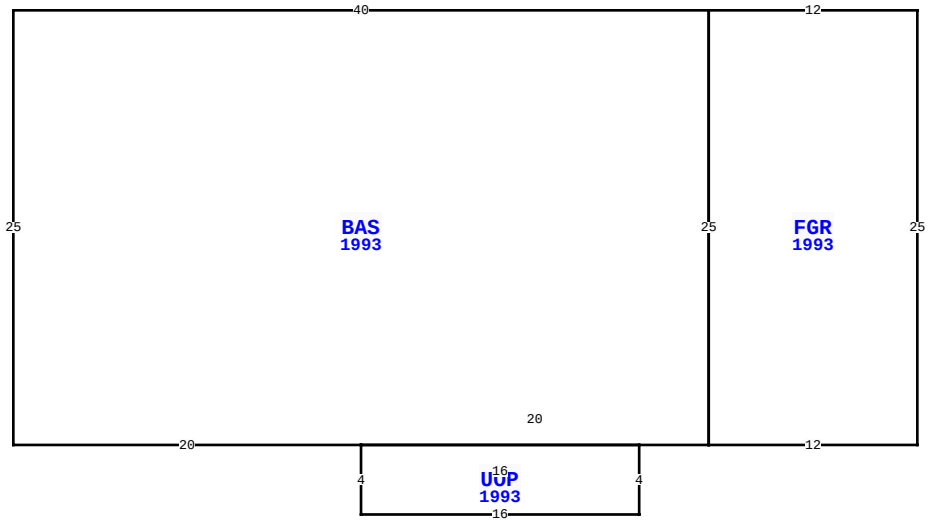
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	85,478
FGR	300	55	1993	165	14,104
UOP	64	20	1993	13	1,111
TOTALS	1,364			1,178	100,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,178	127.2000	133.56	157,334	1973	1973	0	0	0	36.00	64.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



96649 CHESTER RD, YULEE

BLD DATE	03/14/2008	RK	LGL DATE	03/25/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,694
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	136,800
TOTAL MARKET VALUE	237,494
SOH/AGL Deduction	49,783
ASSESSED VALUE	187,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,711
TOTAL JUST VALUE	237,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/661	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S25 E20 UOP=[YR=1993] S4 E16 N4W16$ E20
FGR=[YR=1993] E12 N25 W12S25$ N25$.

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
1	000100	C	RES	0		RSF-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	90,000.00	90,000.00	136,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.52 Total Land Value: 136,800 Market: 0 Agricultural: 0 Common: 136,800 PRINTED 07/09/2026 BY SYS