

3-2N-28 PT LOT 25
S-1 S-2 & S-4
IN OR 2194/623

MIXON JESSICA M
2684 SUSAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0025-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100	0100	01	2,486	109.3440	98.68	245,318	1973	1985			0	0	26.35	73.65	VALUATION BY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018										Heated Area: 2088										HX Base Yr 2018									
Roof Cover	12	MODULAR MT 100											Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										180,677									
Interior Floo	14	CARPET 70											TOTAL MARKET OB/XF VALUE										22,232									
Interior Floo	11	CLAY TILE 30											TOTAL LAND VALUE - MARKET										3,062,500									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										593,739									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										286,249									
Bedrooms		4 100											ASSESSED VALUE										307,490									
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										257,490									
Stories	1.	1. 100											TOTAL JUST VALUE										3,265,409									
Units	0	0 100											NCON VALUE										0									
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										421,902																			