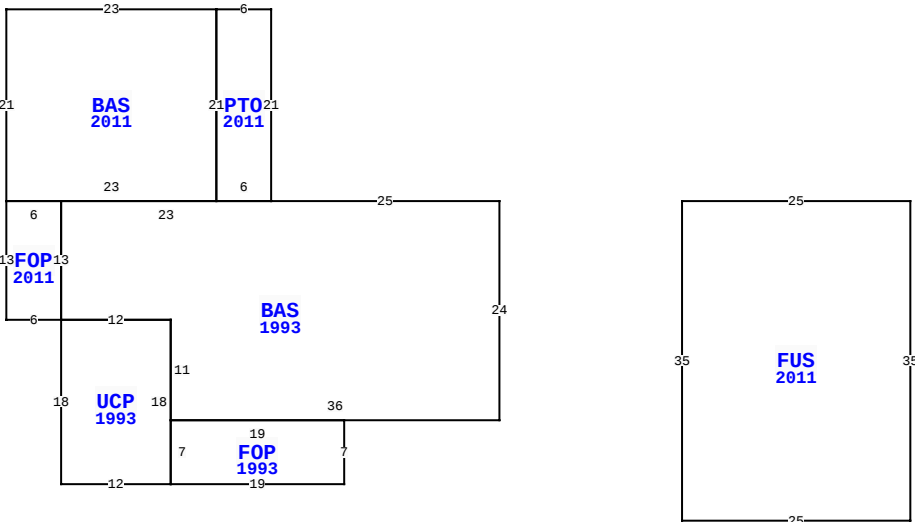


MIXON ROBERT D JR & GINNY SUE
1662 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0002-0060



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		19	COMMON BRK 60							0100	01	2,490	108.6720	98.08	244,219	1965	1980	0	0	0	25.70	74.30	VALUATION BY		STANDARD																		
Exterior Wall		05	AVERAGE 40							1 SINGLE FAM - 100% - 2021														Heated Area: 2378										HX Base Yr 2021									
Roof Structur		03	GABLE/HIP 100																																								
Roof Cover		12	MODULAR MT 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		12	HARDWOOD 100																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms			3 100																																								
Bathrooms			1 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		1.	1. 100																																								
Units			0 100																																								
BUD8 Adjustme		05	DIST 1A 100																																								
Occupancy		00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA				02																																				
NEIGHBORHOOD/LOC		2018.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,020	100	1,020	74,331																																							
BAS	483	100	483	35,198																																							
FOP	133	30	40	2,915																																							
FOP	78	30	23	1,676																																							
FUS	875	100	875	63,764																																							
PTO	126	5	6	437																																							
UCP	216	20	43	3,133																																							
TOTALS		2,931		2,490	181,455				1662 CLINCH DR, FERNANDINA BEACH										BLD DATE						LGL DATE																		
EXTRA FEATURES									XF DATE						AG DATE																												
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																										
1	0680	POLE SHED	0	100	0	0	1,404.00	SF	10.00	10.00	100	1980	1980	3	20	2,808																											
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1985	1985	3	49.5	579																											
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1985	1985	3	49.5	618																											
4	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,351																											
5	0681	POLE SHED	0	100	21	6	126.00	SF	15.00	15.00	100	1985	1985	3	20	378																											
LAND DESCRIPTION										TOTAL OB/XF										5,734																							
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																			
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.02	AC		1.00	1.00	0.75	90,000.00	67,500.00	68,850																										
														</																													