BLOCK 25 LOT 8
IN OR 1930/674
ESMT OR 1463/1549

MIXSON JAMES M & PATRICIA H
6344 CHURCH AVE
BRYCEVILLE, FL 32009

2023

00-00-31-1040-0025-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

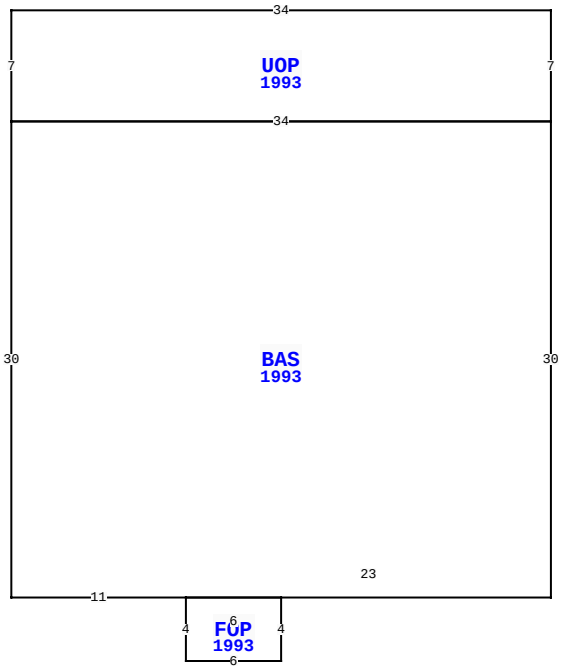
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	153,192
FOP	24	30	7	1,051
UOP	238	20	48	7,209
TOTALS	1,282		1,075	161,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,075	129.3200	184.28	198,101	1963	1985	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 1020 HX Base Yr



1130 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,452
TOTAL MARKET OB/XF VALUE	12,587
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	924,039
SOH/AGL Deduction	93,918
ASSESSED VALUE	830,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	830,121
TOTAL JUST VALUE	924,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	925,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121880	REPLACE WOOD DECK	10,000	09/06/2012
20121580	REPLACE STUCCO	3,800	08/06/2012
20101192	H/AC	3,000	07/21/2010
20081806	REROOF	7,300	12/11/2008
8795	REPAIR/RRF	2,700	01/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1930/0674	7/30/2014	WD	Q	I	01	565,000
GRANTOR: MARCROFT PAUL RICHARD						
GRANTEE: MIXSON JAMES M & PA						
1802/0346	6/28/2012	WD	Q	I	02	450,000
GRANTOR: SEA TURTLE EGGS LLC						
GRANTEE: MARCROFT PAUL RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W34 S7 BAS=[YR=1993] S30 E11 FOP=[YR=1993] S4 E6 N4 W6 $ E23 N30 W34$ E34N7 $.

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	0855	CONC PAVER	0	0	0	0	1,296.00	SF	7.00	7.00	100	2014	2014	3	95	8,618	
2	1242	WD DECK A	0	0	23	7	161.00	SF	10.00	10.00	100	1984	1984	3	20	322	
3	1242	WD DECK A	0	0	16	34	544.00	SF	10.00	10.00	100	1984	1984	3	20	1,088	
4	0855	CONC PAVER	0	0	0	0	300.00	SF	7.00	7.00	100	2014	2014	3	95	1,995	
5	0416	DUNEWALKS	0	0	47	4	188.00	SF	15.00	15.00	100	2000	2000	3	20	564	

LAND DESCRIPTION

TOTAL OB/XF 12,587

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	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

REVIEW DATE 04/16/2018 BY XFOB Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS