

MIXON JAMES & FRANCES
96012 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0021-0000



BUILDING CHARACTERISTICS

ELEMENTCD

VINYL 80

WD FR STUC 20

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

1. 100

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4057.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,083

100

2,083

240,400

FGR

440

55

242

27,929

FOP

24

30

7

808

FOP

180

30

54

6,233

TOTALS

2,727

2,386

275,370

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

1

0500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2004

2004

3

89

3,115

2

0811

CONCRETE B

0100

0

0

841.00

SF

5.20

5.20

100

2004

2004

3

86

3,761

LAND DESCRIPTION

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

000100

C

SFR

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,386

106.3300

126.27

301,280

2004

2004

0

0

8.60

91.40

HEATED AREA: 2083

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023

MLU

TOTAL OB/XF

6,876

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

275,370

6,876

75,000

357,246

111,359

245,887

100,000

145,887

357,246

0

277,538

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2334/1988

1/14/2020

WD Q

I

01

250,000

GRANTOR: PROCK MARCUS ALEXANDE

GRANTEE: MIXON JAMES & FRANCO

2283/1173

6/03/2019

QC U

I

11

100

GRANTOR: PROCK MARCUS ALEXANDE

GRANTEE: PROCK MARCUS ALEXAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W15 S12 E15 N12\$ S12 W37 S26
FGR=[YR=2004] S22 E20 N22 W20\$ E20 S19 E11 FOP=[YR=2004] S3
E8 N3 W8\$ E20 N57\$.

REVIEW DATE

07/11/2018

BY

KWX

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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