IN OR 671 PG 1061 &
IN OR 2249/1971
PARCELS 6 & 6-1 MARSH LAND

MIXON JOYCE D LIVING TRUST/
2684 SUSAN DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**46-2N-28-0000-0006-0000**

## BUILDING CHARACTERISTICS

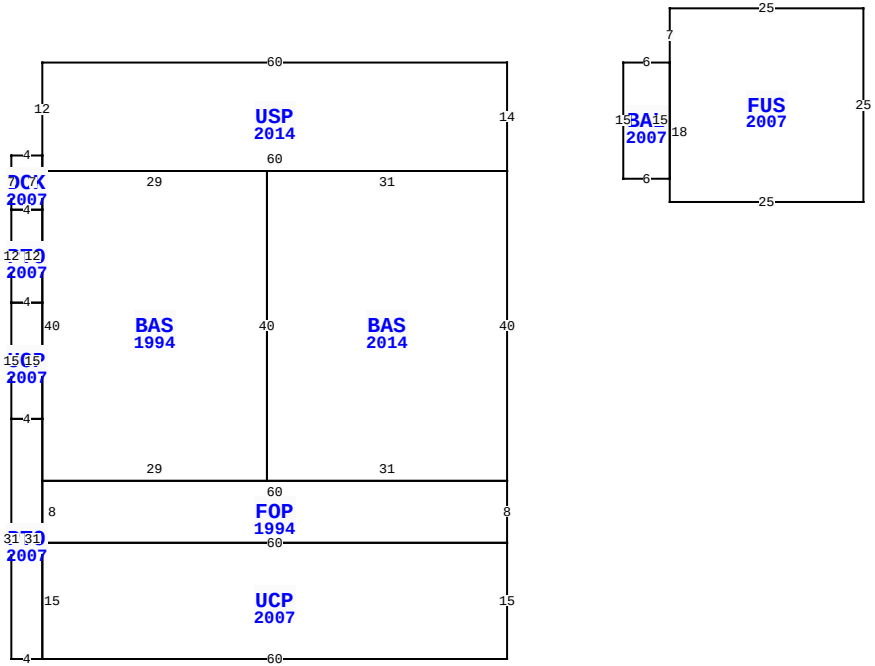
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 7700 | CLUBS/LODGES/HALLS |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 90 | 15 | 14 | 820 |
| BAS | 1,160 | 100 | 1,160 | 67,921 |
| BAS | 1,240 | 100 | 1,240 | 72,606 |
| DCK | 28 | 10 | 3 | 175 |
| FOP | 480 | 30 | 144 | 8,432 |
| FUS | 625 | 100 | 625 | 36,596 |
| PTO | 48 | 5 | 2 | 117 |
| PTO | 124 | 5 | 6 | 352 |
| UCP | 900 | 20 | 180 | 10,539 |
| UOP | 60 | 20 | 12 | 702 |
| TOTALS | 5,595 | | 3,638 | 213,016 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,638 | 72.9000 | 65.79 | 239,344 | 1994 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 3025 HX Base Yr




** This building has 11 Sub-Areas

96086 WADE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/12/2019 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 7

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 7 | Tax Dist: |
| BUILDING MARKET VALUE | 304,072 |
| TOTAL MARKET OB/XF VALUE | 9,763 |
| TOTAL LAND VALUE - MARKET | 471,836 |
| TOTAL MARKET VALUE | 785,671 |
| SOH/AGL Deduction | 301,407 |
| ASSESSED VALUE | 484,264 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 484,264 |
| TOTAL JUST VALUE | 785,671 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 449,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24384 | CO ISSUED | 0 | 05/23/2011 |
| B24384 | REMODEL | 55,372 | 02/01/2011 |
| B0719653 | NEW CONSTR | 0 | 01/01/2007 |
| C19653 | CO ISSUED | 0 | 01/01/2007 |
| 94-00912 | NEW CONSTR | 57,960 | 03/01/1994 |
| 8423 | XFOB | 7,616 | 10/08/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2249/1971 | 1/22/2019 | PR | U | I | 19 | 100 |
| GRANTOR: MIXON JESSICA PR OF M | | | | | | |
| GRANTEE: MIXON JOYCE D LIVIN | | | | | | |
| 0671/1061 | 12/08/1992 | PR | U | I | 01 | 4,000 |
| GRANTOR: MIXON JESSIE P/R | | | | | | |
| GRANTEE: MIXON JESSIE & JOYC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2014] W60 S12 DCK=[YR=2007] W4 S7 PTO=[YR=2007] S12 UOP=[YR=2007] S15 PTO=[YR=2007] S31 E4 UCP=[YR=2007] E60 N15 FOP=[YR=1994] N8 BAS=[YR=2014] N40 W31 BAS=[YR=1994] W29 S40 E29 N40$ S40 E31$ W60 S8 E60$ W60 S15$ N31 W4$ E4 N15 W4$ E4 N12 W4$ E4 N7$ S2 E60 N14$ PTR=E15 BAL=[YR=2007] E6 FUS=[YR=2007] N7 E25 S25 W25 N18$ S15 W6 N15$ W15$.

## 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 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 288.00 | SF | 40.00 | 40.00 | 100 | 1992 | 1992 | 3 | 20 | 2,304 | |
| 2 | 0300 | BOAT DCK W | 0 | 0 | 90 | 4 | 360.00 | SF | 40.00 | 40.00 | 100 | 1993 | 1993 | 3 | 20 | 2,880 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 144.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 655 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 21 | 22 | 462.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 924 | |
| 5 | 0306 | BOAT RAMP | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2000 | 2000 | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,763

| 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 | 007700 | C | CLUB | 0 | | CG | 156.00 | 400.00 | 62,911.50 | SF | | 1.00 | 1.00 | 0.50 | 15.00 | 7.50 | 471,836 | | | | | | | |

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 471,836 Market: 0 Agricultural: 0 Common: 471,836 PRINTED 08/02/2023 BY SYS

IN OR 671 PG 1061 &
IN OR 2249/1971
PARCELS 6 & 6-1 MARSH LAND

MIXON JOYCE D LIVING TRUST/
2684 SUSAN DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**46-2N-28-0000-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

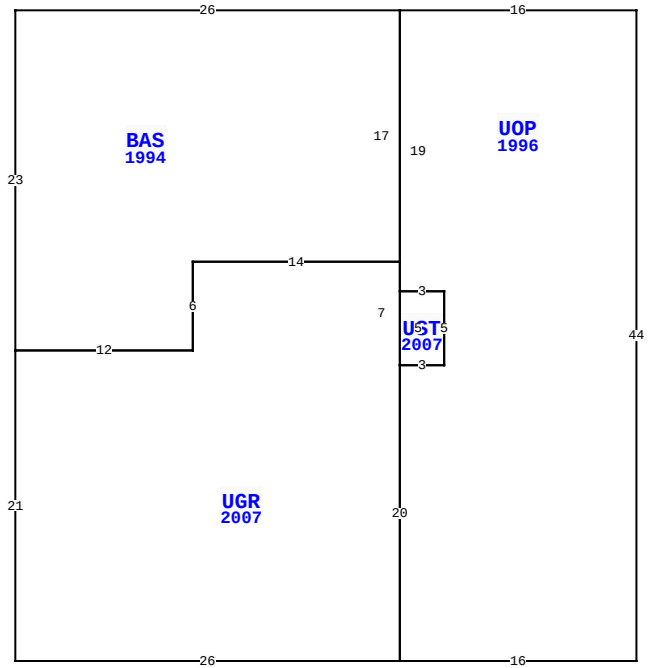
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 7700 | CLUBS/LODGES/HALLS |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 514 | 100 | 514 | 49,632 |
| UGR | 630 | 45 | 284 | 27,423 |
| UOP | 689 | 20 | 138 | 13,325 |
| UST | 15 | 45 | 7 | 676 |
| TOTALS | 1,848 | | 943 | 91,056 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 943 | 119.8800 | 108.19 | 102,023 | 1994 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

2 SINGLE FAM – 0% - 0 Heated Area: 514 HX Base Yr




96086 WADE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/12/2019 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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|---|---|
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| Tax Group: 7 | Tax Dist: |
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| TOTAL MARKET VALUE | 785,671 |
| SOH/AGL Deduction | 301,407 |
| ASSESSED VALUE | 484,264 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 484,264 |
| TOTAL JUST VALUE | 785,671 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 449,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8354 | XFOB | 3,263 | 09/01/1992 |
| 4083 | ADDITION | 3,200 | 06/12/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2249/1971 | 1/22/2019 | PR | U | I | 19 | 100 |
| GRANTOR: MIXON JESSICA PR OF M | | | | | | |
| GRANTEE: MIXON JOYCE D LIVIN | | | | | | |
| 0671/1061 | 12/08/1992 | PR | U | I | 01 | 4,000 |
| GRANTOR: MIXON JESSIE P/R | | | | | | |
| GRANTEE: MIXON JESSIE & JOYC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1996] W16 BAS=[YR=1994] W26 S23 UGR=[YR=2007] S21 E26 N20 UST=[YR=2007] E3 N5 W3 S5$ N7 W14 S6 W12$ E12 N6 E14 N17$ S19 E3 S5 W3 S20 E16 N44$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 471,836 Market: 0 Agricultural: 0 Common: 471,836 PRINTED 08/02/2023 BY SYS