

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	158,555
FGR	598	55	329	24,983
FOP	30	30	9	683
FOP	200	30	60	4,556

TOTALS	2,916		2,486	188,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	608.00	SF	7.25
4	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50
6	0812	CONCRETE C	0	100	0	0	1,821.00	SF	4.00
7	0940	SHEDS/PORT	0	100	12	26	312.00	SF	30.00
8	0681	POLE SHED	0	100	12	12	144.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.50
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	16.50
3	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	5.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	21.50

REVIEW DATE	01/17/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,486	109.3440	103.88	258,246	1973	1985	0	0	26.90	73.10

1 SINGLE FAM - 100% - 2018

Heated Area: 2088

HX Base Yr 2018

26

25

23

13

26

23

28

23

39

8

8

5

6

6

5

BAS
1993

FOP
1993

FGR
1993

FOP
1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/14/2024

MLU

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	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1980	1980	3	20	8,160	
3	0845	KOOL DECK	0	100	0	0	608.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,623	
4	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2005	2005	3	86	604	
5	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	1990	1990	3	59.5	580	
6	0812	CONCRETE C	0	100	0	0	1,821.00	SF	4.00	4.00	100	2000	2000	3	79	5,754	
7	0940	SHEDS/PORT	0	100	12	26	312.00	SF	30.00	30.00	100	2005	2005	3	24	2,246	
8	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2005	2005	3	40	864	

TOTAL OB/XF													
21,592													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.50	AC		1.00	1.00
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	16.50	AC		1.00	1.00
3	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	21.50	AC		1.00	1.00

Total Acres:	23.00	Total Land Value:	466,020	Market:	2,687,500	Agricultural:	16,020
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		188,778	
TOTAL MARKET OB/XF VALUE		21,592	
TOTAL LAND VALUE - MARKET		3,137,500	
TOTAL MARKET VALUE		676,390	
SOH/AGL Deduction		359,960	
ASSESSED VALUE		316,430	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		266,430	
TOTAL JUST VALUE		3,347,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,265,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012348	REPAIR/RRF	33,113	08/12/2022
R013104	REPAIR/RRF	4,130	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0623	5/07/2018	WD U	I	I	11	100
GRANTOR: JOYCE D MIXON LIVING						
GRANTEE: MIXON JESSICA M						
1663/1285	10/27/2009	WD U	I	I	30	100
GRANTOR: MIXON JOYCE D						
GRANTEE: MIXON JOYCE D TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FOP=[YR=1993] W25 S8 E25 N8\$ S8 W25 N8 W26 S39 E23 FOP=[YR=1993] S6 E5 N6W5\$ E28 FGR=[YR=1993] E23 N26 W23S26\$ N26 E23 N13\$.									