

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

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

2024

00-00-31-1040-0025-0080



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 Floop	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
BAS	1,020	100
FOP	24	30
UOP	238	20
TOTALS	1,282	1,075

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	193.98	208,528	1963	1985	0	0	0 19.00	81.00	
1 SFR CUST - 0% - 0 Heated Area: 1020 HX Base Yr												
UOP 1993 BAS 1993 FOP 1993												
1130 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2024 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	1,296.00	SF	7.00	7.00	100	2014
2	1242	WD DECK A	0	0	23	7	161.00	SF	10.00	10.00	100	1984
3	1242	WD DECK A	0	0	16	34	544.00	SF	10.00	10.00	100	1984
4	0855	CONC PAVER	0	0	0	0	300.00	SF	7.00	7.00	100	2014
5	0416	DUNEWALKS	0	0	47	4	188.00	SF	15.00	15.00	100	2000

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,908	
TOTAL MARKET OB/XF VALUE		12,587	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,006,495	
SOH/AGL Deduction		93,362	
ASSESSED VALUE		913,133	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		913,133	
TOTAL JUST VALUE		1,006,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		924,039	

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 \$.												