IN OR 2636/1706

MIXON GWEN S & RONALD W
86064 MARTIN LANE
YULEE, FL 32097

2024

40-2N-28-0000-0046-0000

BUILDING CHARACTERISTICS

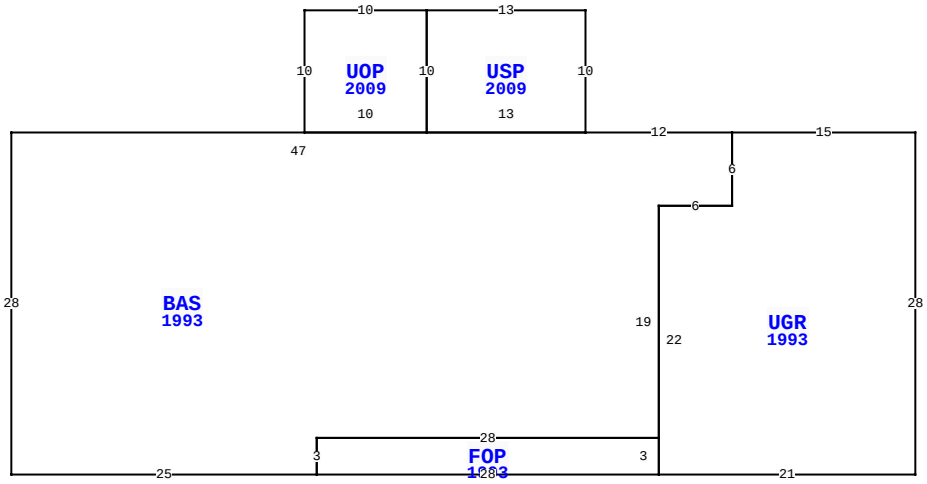
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	128,753
FOP	84	30	25	2,241
UGR	552	45	248	22,236
UOP	100	20	20	1,793
USP	130	30	39	3,497
TOTALS	2,302		1,768	158,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	143.0000	135.85	240,183	1968	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1436 HX Base Yr



96078 CENTRAL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,521
TOTAL MARKET OB/XF VALUE	2,541
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	206,062
SOH/AGL Deduction	0
ASSESSED VALUE	206,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,062
TOTAL JUST VALUE	206,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1812198	H/AC	2,900	12/14/2018
R1313501	REPAIR/RRF	9,275	06/06/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1706	5/01/2023	QC	U	I	11	100
GRANTOR: MIXON GWEN D						
GRANTEE: MIXON GWEN S & RONA						
2557/1618	4/13/2022	QC	U	I	11	100
GRANTOR: MUSGROVE BILLY R & ED						
GRANTEE: MIXON GWEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12USP=[YR=2009] N10 W13 UOP=[YR=2009] W10 S10 E10 N10 $ S10 E13$ W47 S28 E25 FOP=[YR=1993] E28 UGR=[YR=1993] E21 N28 W15 S6 W6 S22 $ N3 W28S3$ N3 E28 N19 E6 N6$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1968	1968	3	30	1,050	
2	0810	CONCRETE A	0	0	0	0	488.00	SF	6.50	6.50	100	1985	1985	3	47	1,491	

LAND DESCRIPTION

TOTAL OB/XF 2,541

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	000100	C	SFR	0	0006	RSF-	2168.00	294.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS