

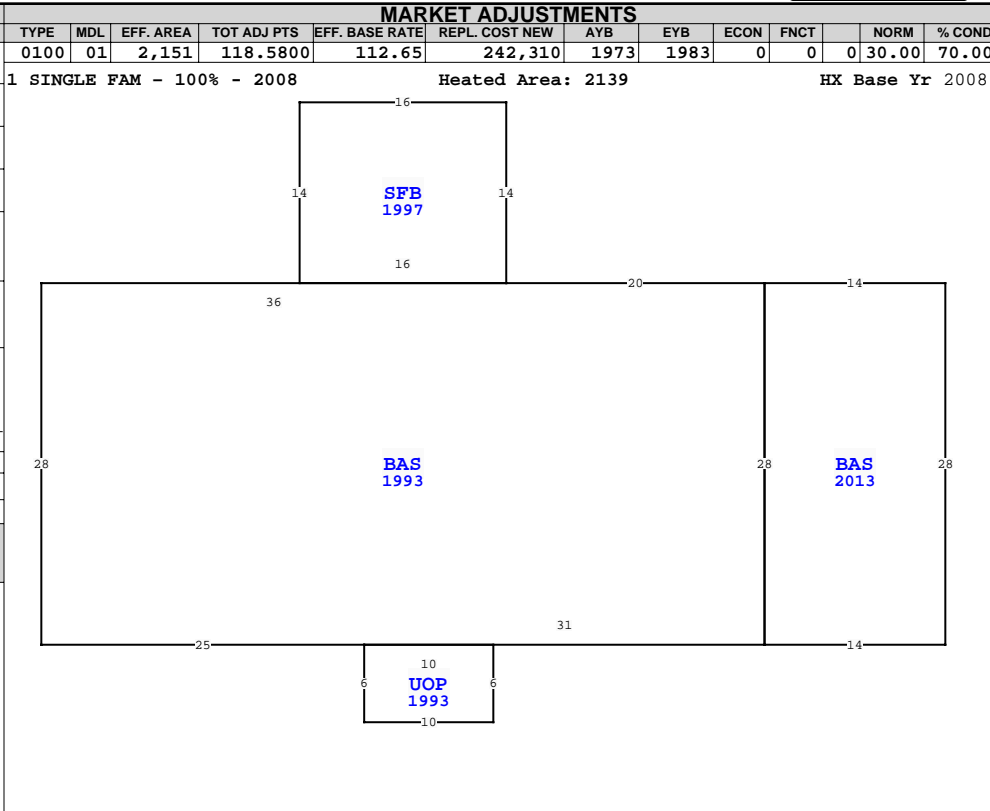
LOTS 3 4 13 & 14
OR 1080/911 & OR 1080/913
IN OR 1679/328

MIXON JEWEL ELAINE
96268 DUVAL RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5060-0003-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 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



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%	2,151	118.5800	112.65	242,310	1973	1983	0	0	30.00	70.00

Quality	03	Quality Level 03
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	1,568	100	1,568	123,645
BAS	392	100	392	30,911
SFB	224	80	179	14,115
UOP	60	20	12	946
TOTALS	2,244		2,151	169,617

L	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	41	3	123.00	SF	6.50	6.50	100	1982	1982	3	38	304	
2	0940	SHEDS/PORT	0 100	9	16	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
3	0681	POLE SHED	0 100	16	8	128.00	SF	15.00	15.00	100	1985	1985	3	20	384	
4	0812	CONCRETE C	0 100	0	0	2,678.00	SF	4.00	4.00	100	2014	2014	3	95	10,176	

LAND DESCRIPTION		TOTAL OB/XF 11,728																						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2100.00	172.00	172.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100		RSF-2100.00	168.00	168.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							
3	000100	C	SFR	100		RSF-2100.00	168.00	168.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							
4	000100	C	SFR	100		RSF-2100.00	172.00	172.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			169,617
TOTAL MARKET OB/XF VALUE			11,728
TOTAL LAND VALUE - MARKET			164,250
TOTAL MARKET VALUE			345,595
SOH/AGL Deduction			171,026
ASSESSED VALUE			174,569
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			119,569
TOTAL JUST VALUE			345,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970604	REPAIR/RRF	3,400	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1679/0328	4/28/2010	QC	U	I	11	100

GRANTOR: FORNS LAWRENCE E
GRANTEE: MIXON JEWEL
1080/0911 9/11/2002 QC U I 01 100
GRANTOR: STOLTE EDWARD G & JEW
GRANTEE: STOLTE JEWEL M

BUILDING DIMENSIONS
BAS=[YR=2013] W14 BAS=[YR=1993] W20 SFB=[YR=1997] N14 W16 S14 E16\$ W36 S28 E25 UOP=[YR=1993] S6 E10 N6 W10\$ E31 N28\$ S28 E14 N28\$.