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

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

2024

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

BUILDING CHARACTERISTICS

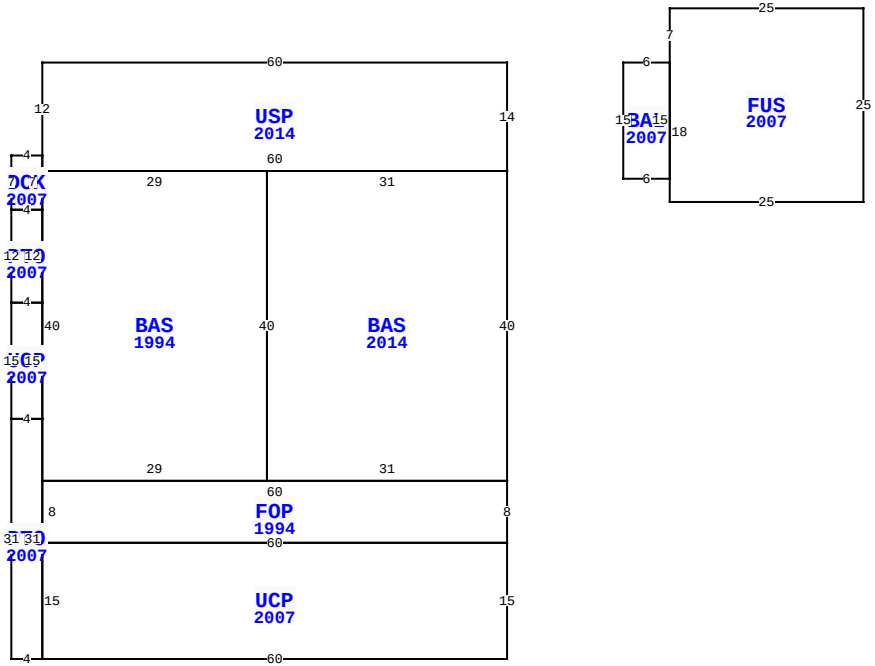
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	858
BAS	1,160	100	1,160	71,103
BAS	1,240	100	1,240	76,006
DCK	28	10	3	184
FOP	480	30	144	8,826
FUS	625	100	625	38,310
PTO	48	5	2	123
PTO	124	5	6	368
UCP	900	20	180	11,033
UOP	60	20	12	735
TOTALS	5,595		3,638	222,992

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	69.26	251,968	1994	2000	0	0	0	11.50	88.50

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	318,308
TOTAL MARKET OB/XF VALUE	9,744
TOTAL LAND VALUE - MARKET	471,836
TOTAL MARKET VALUE	799,888
SOH/AGL Deduction	267,198
ASSESSED VALUE	532,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,690
TOTAL JUST VALUE	799,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	785,671

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	68	636	
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 9,744

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 08/06/2024 BY SYS

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

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

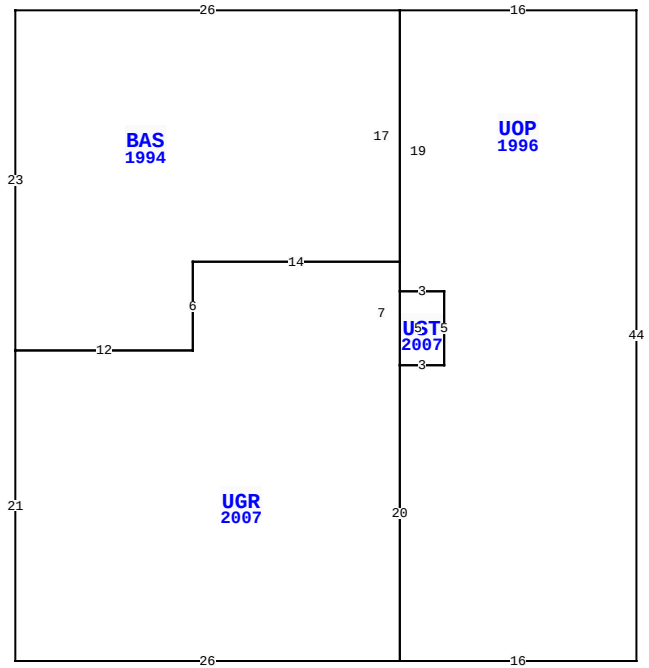
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	51,953
UGR	630	45	284	28,706
UOP	689	20	138	13,949
UST	15	45	7	707
TOTALS	1,848		943	95,316

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	113.89	107,398	1994	2000	0	0	0	11.25	88.75

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

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,690
TOTAL JUST VALUE	799,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	785,671

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 471,836 Market: 0 Agricultural: 0 Common: 471,836 PRINTED 08/06/2024 BY SYS