

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

2025

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	1993	2,088	165,633
FGR	598	55	1993	329	26,098
FOP	30	30	1993	9	714
FOP	200	30	1993	60	4,759
TOTALS	2,916			2,486	197,205

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	109.34	271,819	1973	1985	0	0	0	27.45	72.55
1 SINGLE FAM - 100% - 2018 Heated Area: 2088 HX Base Yr 2018												
2684 SUSAN DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										04/29/2025	MLU	

EXTRA FEATURES							2684 SUSAN DR, FERNANDINA BEACH				INC DATE						AG DATE			
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	30	702				
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	57	2,513				
4	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2005	2005	3	84	590				
5	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	1990	1990	3	57	556				
6	0812	CONCRETE C	0	100	0	0	1,821.00	SF	4.00	4.00	100	2000	2000	3	77	5,609				
7	0940	SHEDS/PORT	0	100	12	26	312.00	SF	30.00	30.00	100	2005	2005	3	22	2,059				
8	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2005	2005	3	36	778				

LAND DESCRIPTION										TOTAL OB/XF										20,967									
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	315,000.00	315,000.00	472,500												
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	16.50	AC		1.00	1.00	1.00	685.00	685.00	11,302												
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	750.00	750.00	3,750												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.50	AC		1.00	1.00	1.00	125,000.00	125,000.00	2,687,500												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		197,205	
TOTAL MARKET OB/XF VALUE		20,967	
TOTAL LAND VALUE - MARKET		3,160,000	
TOTAL MARKET VALUE		705,724	
SOH/AGL Deduction		381,550	
ASSESSED VALUE		324,174	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		273,452	
TOTAL JUST VALUE		3,378,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,347,870	

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	11	100	
GRANTOR: JOYCE D MIXON LIVING							
GRANTEE: MIXON JESSICA M							
1663/1285	10/27/2009	WD	U	I	30	100	
GRANTOR: MIXON JOYCE D							
GRANTEE: MIXON JOYCE D TRUST							

BUILDING NOTES									

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\$.									