PT OF LOTS 64 65 & 66
IN OR 2660/1045
ESMT OR 1438/157

SPENCE STEPHANIE
P O BOX 16453
FERNANDINA BEACH, FL 32035

2025

00-00-30-0740-0064-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

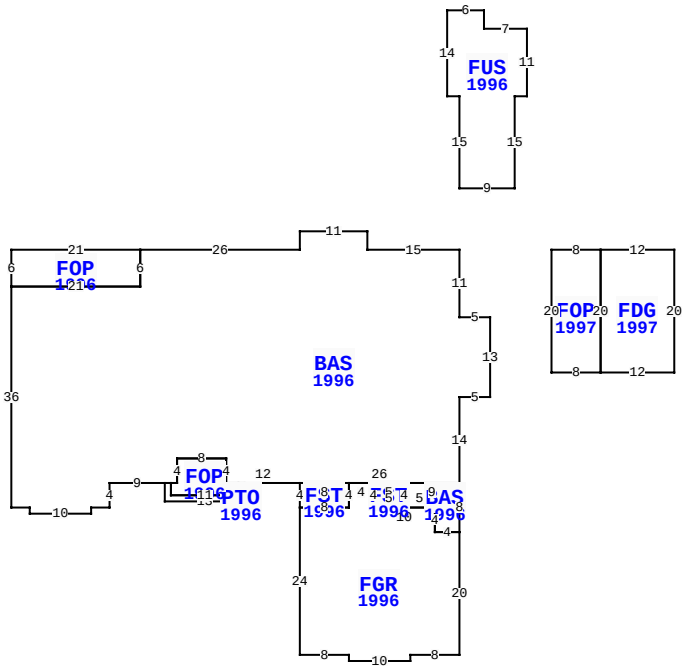
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	52	100	1996	52	7,335
BAS	2,788	100	1996	2,788	393,247
FDG	240	60	1997	144	20,311
FGR	634	55	1996	349	49,226
FOP	54	30	1996	16	2,257
FOP	126	30	1996	38	5,360
FOP	160	30	1997	48	6,770
FST	20	55	1996	11	1,552
FST	32	55	1996	18	2,539
FUS	296	100	1996	296	41,751
TOTALS	4,419			3,761	530,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,761	98.1000	155.00	582,955	1996	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 1997 Heated Area: 3136 HX Base Yr 1997



** This building has 11 Sub-Areas

2633 MYSTIC LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		530,489
TOTAL MARKET OB/XF VALUE		48,703
TOTAL LAND VALUE - MARKET		820,260
TOTAL MARKET VALUE		1,399,452
SOH/AGL Deduction		979,045
ASSESSED VALUE		420,407
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,685
TOTAL JUST VALUE		1,399,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,337,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603455	XFOB	5,350	11/01/1996
B9603089	NEW CONSTR	171,800	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1045	7/29/2023	QC	U	I	11	100
GRANTOR: OGILVIE LARRY A/K/A L						
GRANTEE: SPENCE STEPHANIE						
1021/1685	11/29/2001	QC	Q	I	01	100
GRANTOR: HICKOX ALVIN M						
GRANTEE: HICKOX STEPHANIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 N3 W11 S3 W26 FOP=[YR=1996] W21 S6 E21 N6$ S6 W21 S36 E3 S1 E10 N1 E3 N4 E9 PTO=[YR=1996] S3 E13 N3 W1 FOP=[YR=1996] W2 N4 W8 S4 W1 S2 E11 N2$ S2 W11 N2 W1$ E2 N4 E8 S4 E12 FST=[YR=1996] S4 FGR=[YR=1996] S24 E8 S1 E10 N1 E8 N20 BAS=[YR=1996] N8 W9 FST=[YR=1996] W5 S4 E5 N4$ S4 E5 S4 E4$ W4 N4 W10 N4 W4S4 W8$ E8 N4 W8$ E26 N14 E5 N13 W5 N11$ PTR=N10 FUS=[YR=1996] N15 W2 N14 E6 S3 E7 S11 W2 S15 W9$ S10$ PTR= E15 FOP=[YR=1997] E8 FDG=[YR=1997] E12 S20 W12 N20 $ S20 W8 N20 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	4,248.00	SF	4.00	4.00	100	1996	1996	3	70	11,894	
3	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	1996	1996	3	70	1,966	
4	0861	POOL GUNIT	0	100	0	0	412.00	SF	85.00	85.00	100	1997	1997	3	20	7,004	
5	0845	KOOL DECK	0	100	0	0	769.00	SF	7.25	7.25	100	1997	1997	3	72	4,014	
6	0532	STBL WD FL	0	100	40	36	1,440.00	SF	50.00	50.00	100	1997	1997	3	24	17,280	
7	0810	CONCRETE A	0	100	6	9	54.00	SF	6.50	6.50	100	1997	1997	3	72	253	
8	0810	CONCRETE A	0	100	36	5	180.00	SF	6.50	6.50	100	1997	1997	3	72	842	
9	0803	ASPHALT C	0	100	0	0	2,460.00	SF	2.00	2.00	100	2006	2006	3	56	2,755	

TOTAL OB/XF 48,703

LAND DESCRIPTION

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	RES	100		RSF-2	0.00	0.00	3.72	AC		1.00	1.00	0.70	315,000.00	220,500.00	820,260							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.72 Total Land Value: 820,260 Market: 0 Agricultural: 0 Common: 820,260 PRINTED 07/30/2025 BY SYS