



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																											
Exterior Wall	19	COMMON BRK 100	0100	01	2,632	134.6880	134.69	354,504	1977	1985	0	0	0	29.50	70.50	VALUATION BY STANDARD																																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1973														Heated Area: 1900														HX Base Yr 1973																											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4														Tax Dist:																											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														249,925																											
Interior Floop	14	CARPET 100															TOTAL MARKET OB/XF VALUE														15,294																											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET														650,000																											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE														915,219																											
Bedrooms	3	3 100															SOH/AGL Deduction														643,570																											
Bathrooms	2	2 100															ASSESSED VALUE														271,649																											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE														HX HB 50,722																											
Stories	1.	1. 100															BASE TAXABLE VALUE														220,927																											
Units	0	0 100															TOTAL JUST VALUE														915,219																											
BUD8 Adjustme	04	DIST 01 100	NCON VALUE														0																																									
Occupancy	00	NONE 100	INCOME VALUE														PREVIOUS YEAR MKT VALUE 742,480																																									
Quality 06 Quality Level 06			PERMIT NUM														DESCRIPTION														AMT														ISSUED													
DOR CODE 0100 SINGLE FAMILY																																																										
MAP NUM			MKT AREA																																																							
NEIGHBORHOOD/LOC 4005.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																																																				
BAS	1,900	100	1993	1,900	180,417	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																														
FCP	528	25	1993	132	12,534	2235/1158	11/08/2018	QC	U	I	11	100																																														
FGR	759	55	1993	417	39,597	GRANTOR: MIXON ROY D & JANICE																																																				
FOP	160	30	1993	48	4,558	GRANTEE: MIXON ERIC D																																																				
FST	60	55	1993	33	3,134	2233/0153	10/22/2018	QC	U	I	11	100																																														
PTO	480	5	2013	24	2,279	GRANTOR: MIXON ROY D & JANICE																																																				
UOP	150	20	1993	30	2,849	GRANTEE: MARSCHAL ERICH M																																																				
UOP	240	20	2013	48	4,558	BUILDING NOTES																																																				
TOTALS	4,277			2,632	249,925	BUILDING DIMENSIONS																																																				
EXTRA FEATURES						942291 OLD NASSAUVILLE RD, FERNANDINA BEACH																																																				
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																																										
2	0511	GARAGE CB-	0	100	0	0	100.00	SF	40.00	40.00	100	1981	1981	3	32.5	1,300																																										
3	0803	ASPHALT C	0	100	0	0	3,850.00	SF	2.00	2.00	100	1981	1981	3	50	3,850																																										
4	0510	GARAGE WD-	0	100	32	30	960.00	SF	35.00	35.00	100	1997	1997	3	24	8,064																																										
5	0300	BOAT DCK W	0	100	0	0	75.00	SF	20.00	20.00	100	2005	2005	3	36	540																																										
LAND DESCRIPTION																		TOTAL OB/XF 15,294																																								
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	RES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	0.65	100,000.00	65,000.00	650,000																																									
REVIEW DATE 03/28/2019 BY KWA Total Acres: 10.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS																																																										