LOT 21
ESMT PT OR 1164/35
ESMT PT OR 1179/1721

MIXON JAMES & FRANCES L/E/
96012 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

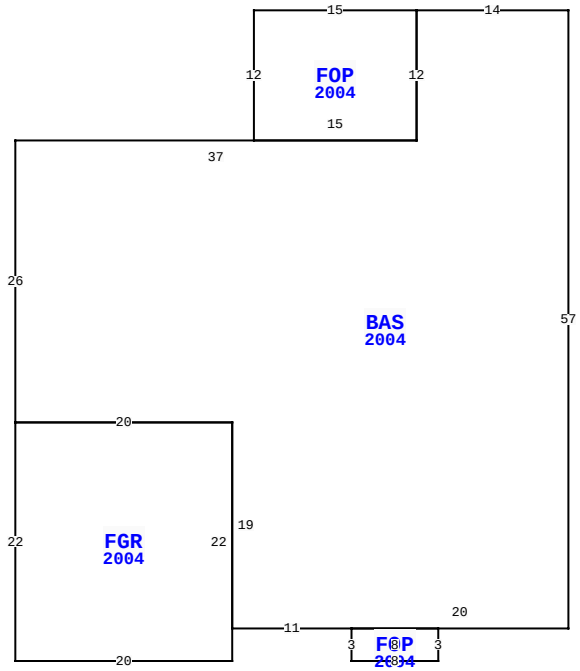
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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 04
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	2004	2,083	263,718
FGR	440	55	2004	242	30,638
FOP	24	30	2004	7	887
FOP	180	30	2004	54	6,836
TOTALS	2,727			2,386	302,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	106.3300	140.36	334,899	2004	2004	0	0	0	9.80	90.20

1 SNGL FAM – 100% - 2021 Heated Area: 2083 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

96012 LONG ISLAND PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,079
TOTAL MARKET OB/XF VALUE		6,675
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		403,754
SOH/AGL Deduction		143,145
ASSESSED VALUE		260,609
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		159,887
TOTAL JUST VALUE		403,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412490	NEW CONSTR	147,252	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/1586	12/31/2024	LE	U	I	11	100
GRANTOR: MIXON JAMES CURTIS SR						
GRANTEE: MIXON JEWEL ELAINE						
2334/1988	1/14/2020	WD	Q	I	01	250,000
GRANTOR: PROCK MARCUS ALEXANDE						
GRANTEE: MIXON JAMES & FRANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W15 S12 E15 N12$ S12 W37 S26 FGR=[YR=2004] S22 E20 N22 W20$ E20 S19 E11 FOP=[YR=2004] S3 E8 N3 W8$ E20 N57$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	841.00	SF	5.20	5.20	100	2004	2004	3	83	3,630	

LAND DESCRIPTION

TOTAL OB/XF 6,675

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS