

LOTS 3 4 13 & 14
OR 1080/911 & OR 1080/913
IN OR 1679/328

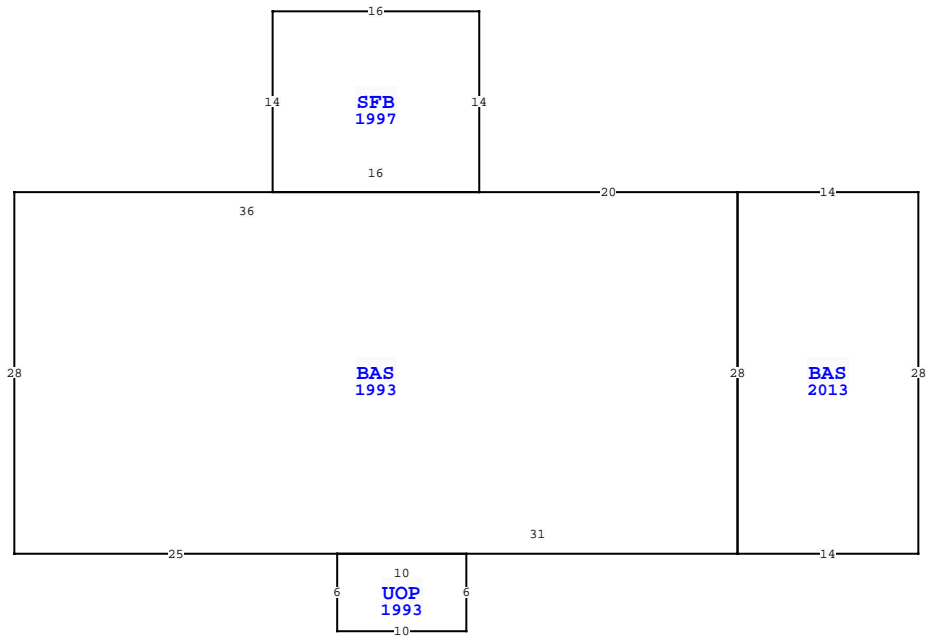
MIXON JEWEL ELAINE
96268 DUVAL RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-5060-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	1993
BAS	392	100	2013
SFB	224	80	1997
UOP	60	20	1993
TOTALS	2,244		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,151	118.5800	118.58	255,066	1973	1983		0	0	30.50
1 SINGLE FAM - 100% - 2008 Heated Area: 2139 HX Base Yr 2008											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,271
TOTAL MARKET OB/XF VALUE			11,597
TOTAL LAND VALUE - MARKET			219,000
TOTAL MARKET VALUE			407,868
SOH/AGL Deduction			228,236
ASSESSED VALUE			179,632
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			123,910
TOTAL JUST VALUE			407,868
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970604	REPAIR/RRF	3,400	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1679/0328	4/28/2010	QC	U	I	11	100
GRANTOR: FORNS LAWRENCE E						
GRANTEE: MIXON JEWEL						
1080/0911	9/11/2002	QC	Q	I	01	100
GRANTOR: STOLTE EDWARD G & JEW						
GRANTEE: STOLTE JEWEL M						

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	0810	CONCRETE A	0	100	41	3			123.00	SF	6.50	100	1982	1982	3	35	280
2	0940	SHEDS/PORT	0	100	9	16			144.00	SF	30.00	100	1985	1985	3	20	864
3	0681	POLE SHED	0	100	16	8			128.00	SF	15.00	100	1985	1985	3	20	384
4	0812	CONCRETE C	0	100	0	0			2,678.00	SF	4.00	100	2014	2014	3	94	10,069

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/09/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS	
BAS=[YR=2013] W14 BAS=[YR=1993] W20 SFB=[YR=1997] N14 W16 S14 E16\$ W36 S28 E25 UOP=[YR=1993] S6 E10 N6 W10\$ E31 N28\$ S28 E14 N28\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 11,597																								
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		RSF-2100.00	172.00		1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	000100	C	RES	100		RSF-2100.00	168.00		1.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	54,000							
3	000100	C	RES	100		RSF-2100.00	168.00		1.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	54,000							
4	000100	C	RES	100		RSF-2100.00	172.00		1.00	LT		1.00	1.00	0.85	60,000.00	51,000.00	51,000							