

IN OR 671 PG 1061 &
IN OR 2249/1971
PARCELS 6 & 6-1 MARSH LAND

MIXON JOYCE D LIVING TRUST/MIXON JESSICA M TRUSTEE
2684 SUSAN DRIVE
FERNANDINA BEACH, FL 32034

2025

46-2N-28-0000-0006-0000



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 2														
Exterior Wall	15	CONC BLOCK 100	0100	01	3,638	72.9000	72.90	265,210	1994	2000	0	0	0	12.00	88.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Tax Group: 7 Tax Dist:												
Roof Cover	12	MODULAR MT 100	Heated Area: 3025														BUILDING MARKET VALUE 333,149												
Interior Wall	01	MINIMUM 50	HX Base Yr														TOTAL MARKET OB/XF VALUE 9,726												
Interior Wall	05	DRYWALL 50															TOTAL LAND VALUE - MARKET 660,519												
Interior Floo	03	CONC FINSH 100															TOTAL MARKET VALUE 1,003,394												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 417,435												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 585,959												
Bedrooms	3	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	2	100															BASE TAXABLE VALUE 585,959												
Frame	03	MASONRY 100															TOTAL JUST VALUE 1,003,394												
Stories	2.	100															NCON VALUE 0												
Units	0	100															INCOME VALUE												
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE 799,888												
Quality 03 Quality Level 03																													
DOR CODE 7700 CLUBS/LODGES/HALLS																													
MAP NUM			MKT AREA			04																							
NEIGHBORHOOD/LOC 4002.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	90	15	2007	14	898																								
BAS	1,160	100	1994	1,160	74,416																								
BAS	1,240	100	2014	1,240	79,548																								
DCK	28	10	2007	3	193																								
FOP	480	30	1994	144	9,238																								
FUS	625	100	2007	625	40,095																								
PTO	48	5	2007	2	128																								
PTO	124	5	2007	6	385																								
UCP	900	20	2007	180	11,547																								
UOP	60	20	2007	12	770																								
TOTALS	5,595			3,638	233,385	** This building has 11 Sub-Areas																							
EXTRA FEATURES						96086 WADE PL, 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	0300	BOAT DCK W	0	0	0	0	288.00	SF	40.00	40.00	100	1992	1992	3	20	2,304													
2	0300	BOAT DCK W	0	0	90	4	360.00	SF	40.00	40.00	100	1993	1993	3	20	2,880													
3	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	1994	1994	3	66	618													
4	0351	CARPORT MT	0	0	21	22	462.00	SF	10.00	10.00	100	2000	2000	3	20	924													
5	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2000	2000	3	100	3,000													
TOTAL OB/XF 9,726																													
LAND DESCRIPTION																													
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												
1	007700	C	CLUB	0		CG	156.00	400.00	73,391.00	SF		1.00	1.00	0.60	15.00	9.00	660,519												
REVIEW DATE 01/15/2020 BY TWA Total Acres: 0.00 Total Land Value: 660,519 Market: 0 Agricultural: 0 Common: 660,519 PRINTED 07/30/2025 BY SYS																													

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