L/E OR 1298/736
R/W ESMT IN OR 745/1213
R/W ESMT IN OR 958/1944

DIXON JEANNIE MARIA
96026 DIXON AVE
YULEE, FL 32097

2025

50-3N-28-0000-0016-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

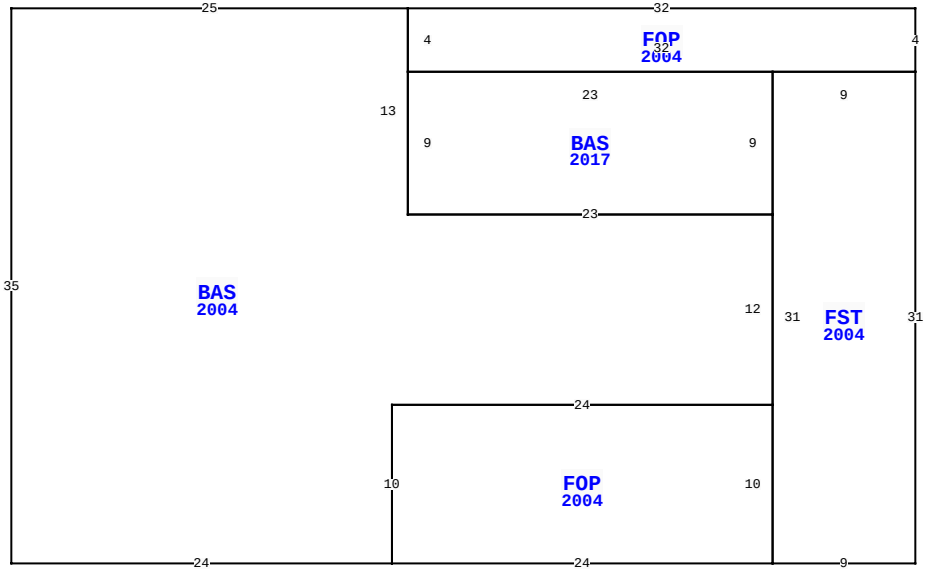
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,141	100	2004	1,141	78,935
BAS	207	100	2017	207	14,320
FOP	128	30	2004	38	2,629
FOP	240	30	2004	72	4,981
FST	279	55	2004	153	10,585
TOTALS	1,995			1,611	111,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,611	105.6210	105.62	170,154	1960	1975	0	0	15	19.50	65.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1348 HX Base Yr 2019



96026 DIXON AVE, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/11/2025 MLU
INC DATE | AG DATE

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.25	26.25	100	2005	2005	3	36	2,722	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	111,451
TOTAL MARKET OB/XF VALUE	2,722
TOTAL LAND VALUE - MARKET	184,960
TOTAL MARKET VALUE	299,133
SOH/AGL Deduction	149,330
ASSESSED VALUE	149,803
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	99,081
TOTAL JUST VALUE	299,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0736	2/28/2005	QC	Q	I	01	100
GRANTOR: DIXON ARNOLD A L/E						
GRANTEE: DIXON JEANNIE MARIA						
0958/1942	11/20/2000	WD	Q	I	01	100
GRANTOR: MCLUCAS DANIEL A & PA						
GRANTEE: DIXON ARNOLD A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W32 BAS=[YR=2004] W25 S35 E24 FOP=[YR=2004] E24 FST=[YR=2004] E9 N31 W9 S31$ N10 W24 S10$ N10 E24 N12 BAS=[YR=2017] N9 W23 S9 E23 $ W23 N13$ S4 E32 N4$.

LAND DESCRIPTION

TOTAL OB/XF 2,722

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	0008	RSF-1	0.00	0.00	2.56	AC		1.00	1.00	0.85	85,000.00	72,250.00	184,960							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.56 Total Land Value: 184,960 Market: 0 Agricultural: 0 Common: 184,960 PRINTED 07/30/2025 BY SYS