

3-2N-28 PT LOT 25
S-1 S-2 & S-4
IN OR 2194/623

MIXON JESSICA M
2684 SUSAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044A-0025-0010

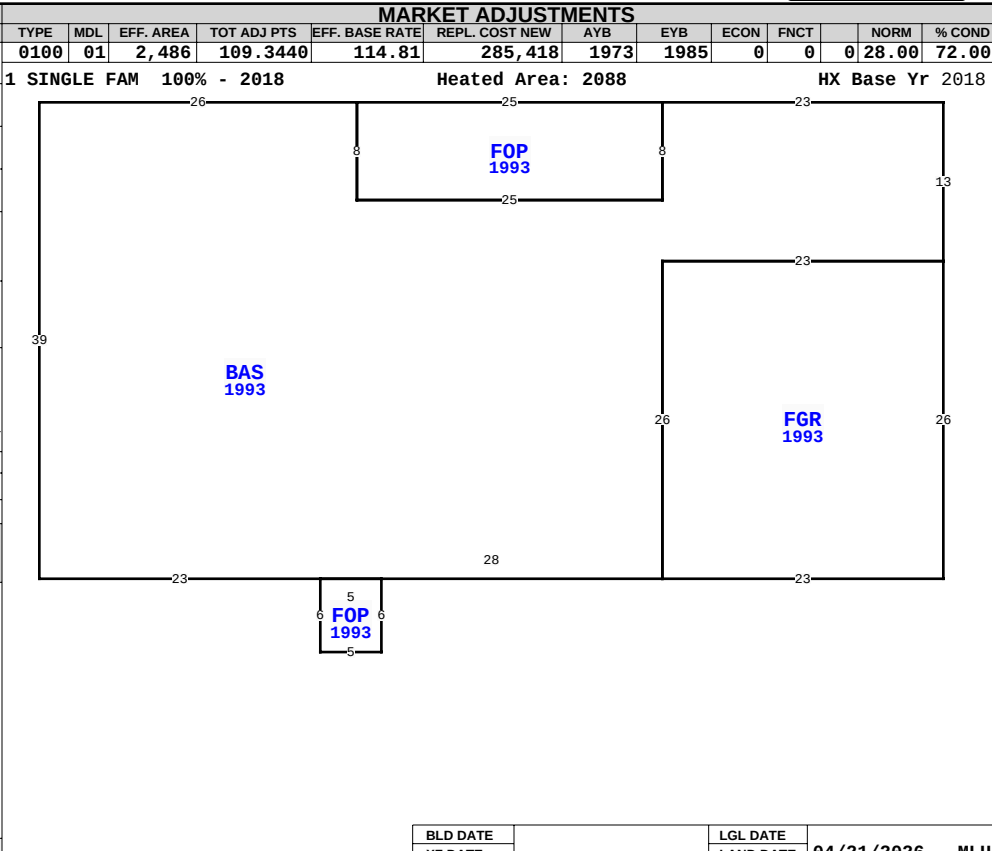


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	1993	2,088	172,601
FGR	598	55	1993	329	27,196
FOP	30	30	1993	9	744
FOP	200	30	1993	60	4,960
TOTALS	2,916			2,486	205,501

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
7	0940	SHEDS/PORT	0 100	12	26	312.00	SF	30.00	30.00
8	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00



2684 SUSAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/21/2026	MLU
	XF DATE	LAND DATE	09/18/2025	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	205,501		
TOTAL MARKET OB/XF VALUE	45,157		
TOTAL LAND VALUE - MARKET	3,287,500		
TOTAL MARKET VALUE	865,793		
SOH/AGL Deduction	533,190		
ASSESSED VALUE	332,603		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	281,192		
TOTAL JUST VALUE	3,538,158		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	3,378,172		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012348	REPAIR/RRF	33,113	08/12/2022
R013104	REPAIR/RRF	4,130	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0623	5/07/2018	WD U	I	I	11	100
GRANTOR: JOYCE D MIXON LIVING						
GRANTEE: MIXON JESSICA M						
1663/1285	10/27/2009	WD U	I	I	30	100
GRANTOR: MIXON JOYCE D						
GRANTEE: MIXON JOYCE D TRUST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FOP=[YR=1993] W25 S8 E25 N8\$ S8 W25 N8 W26 S39 E23 FOP=[YR=1993] S6 E5 N6W5\$ E28 FGR=[YR=1993] E23 N26 W23S26\$ N26 E23 N13\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.50
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	16.50
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.50