LOTS 15 16 & 17
FLORALA HOMES SUB PB 2/79

MERCER KIM MARIE/PAWLOWSKI SUSAN KAY
96173 DUVAL RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-5040-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

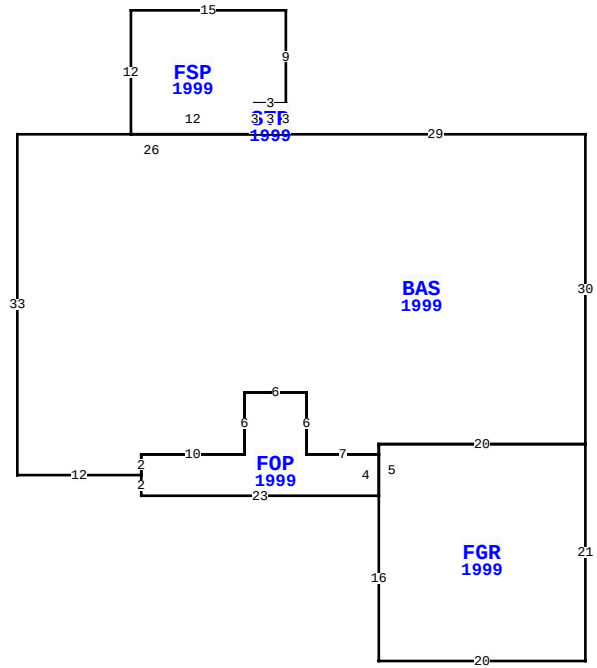
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1999	1,673	229,023
FGR	420	55	1999	231	31,623
FOP	128	30	1999	38	5,202
FSP	171	40	1999	68	9,309
STP	9	10	1999	1	137
TOTALS	2,401			2,011	275,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	148.9992	156.45	314,621	1999	1999	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 1673 HX Base Yr 2022



96173 DUVAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,293
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		418,293
SOH/AGL Deduction		79,224
ASSESSED VALUE		339,069
TOTAL EXEMPTION VALUE	HX HB WX DX SX	111,411
BASE TAXABLE VALUE		227,658
TOTAL JUST VALUE		418,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800865	REPAIR/RRF	10,000	01/01/2018
9906195	XFOB	5,000	06/01/1999
9905723	NEW CONSTR	83,019	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/1094	3/09/2022	WD	U	I	11	100
GRANTOR: MERCER KIM MARIE						
GRANTEE: MERCER KIM MARIE &						
0910/0885	12/07/1999	WD	Q	I	01	100
GRANTOR: MERCER EDWARD W & CON						
GRANTEE: MERCER CONCETTA I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W29 STP=[YR=1999] N3 FSP=[YR=1999] N9 W15 S12 E12 N3 E3 $ W3 S3E3 $ W26 S33 E12 FOP=[YR=1999] S2 E23 FGR=[YR=1999] S16 E20 N21 W20 S5 $ N4 W7 N6 W6 S6 W10 S2 $ N2 E10 N6 E6 S6 E7 N1 E20 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	100.00	200.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000100	C	RES	100		RSF-2	65.00	200.00	2.00	LT		1.00	1.00	0.60	65,000.00	39,000.00	78,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 07/09/2026 BY SYS