

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	134,710
BAS	392	100	2013	392	33,678
SFB	224	80	1997	179	15,378
UOP	60	20	1993	12	1,031
TOTALS	2,244			2,151	184,796

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	124.51	267,821	1973	1983		0	0	31.00	69.00	
1 SINGLE FAM 100% - 2008 Heated Area: 2139 HX Base Yr 2008													
SFB 1997 16 14 14 16 BAS 1993 36 28 25 31 BAS 2013 14 28 14 28 UOP 1993 10 6 6 10													
BLD DATE						LGL DATE				MLU DATE			
XF DATE						LAND DATE				05/06/2026			