

SWAILS DIANA M/SWAILS CLIFFORD LENARD JR
1715 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-525B-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD CONSTRUCTION										PAGE 1 of 1									
Exterior Wall										26 AL SIDING 90										4									
Roof Structure										03 GABLE/HIP 100										VALUATION BY									
Roof Cover										01 MINIMUM 100										STANDARD									
Interior Wall										04 PLYWOOD 100										Tax Group: 4									
Interior Floor										14 CARPET 80										Tax Dist:									
Interior Floor										08 SHT VNYL 20										BUILDING MARKET VALUE									
Air Condition										02 WINDOW 100										TOTAL MARKET OB/XF VALUE									
Heating Type										04 AIR DUCTED 100										TOTAL LAND VALUE - MARKET									
Bedrooms										3 100										TOTAL MARKET VALUE									
Bathrooms										2 100										SOH/AGL Deduction									
Frame										02 WOOD FRAME 100										ASSESSED VALUE									
Stories										1. 100										TOTAL EXEMPTION VALUE									
Units										0 100										BASE TAXABLE VALUE									
BUD8 Adjustme										04 DIST 01 100										TOTAL JUST VALUE									
Quality										03 Quality Level 03										NCON VALUE									
DOR CODE										0200 MOBILE HOME										INCOME VALUE									
MAP NUM										MKT AREA										PREVIOUS YEAR MKT VALUE									
NEIGHBORHOOD/LOC										4003.00																			
AREA TYPE										TOTAL GROSS AREA																			
PCT OF BASE										TOT ADJ AREA																			
SUBAREA MARKET VALUE																													
BAS										1,440																			
FEP										448																			
UCP										364																			
UOP										328																			
UOP										400																			
TOTALS										2,980										2,076									
EXTRA FEATURES										94078 MERLIN DR, FERNANDINA BEACH										41,292									
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 0500										FP-PRE FAB										0 0 0 0									
3 0810										CONCRETE A										0 0 30 3									
4 0810										CONCRETE A										0 0 0 0									
TOTALS										2,980										2,076									
LAND DESCRIPTION										TOTAL OB/XF										2,623									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPPTH FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1 000102										C										SFR/MH									
CAP										0										RM									
FRONT										0.00										0.00									
TOT LND UTS										1.00										LT									
DPPTH FACT										1.00										1.00									
% COND										1.00										1.00									
TOT ADJ										1.00										50,000.00									
ADJ UNIT PRICE										50,000.00										50,000.00									
LAND VALUE										50,000																			
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										07/26/2023										BY									
NW										Total Acres: 0.00										Total Land Value: 50,000									
Market: 0										Agricultural: 0										Common: 50,000									
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