

PT JOHN VAUGHAN GRANT
SEC 52-3N-27E RECD IN
OR 1955/1587

SWIFT ANTHONY M
86110 JENNY LN
YULEE, FL 32097

2023

52-3N-27-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	4053.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	104,799
BAS	304	100	304	24,582
BAS	627	100	627	50,701
DCK	384	10	38	3,073
DCK	224	10	22	1,779
FOP	199	30	60	4,852
STR	20	10	2	162
UCP	528	20	106	8,572

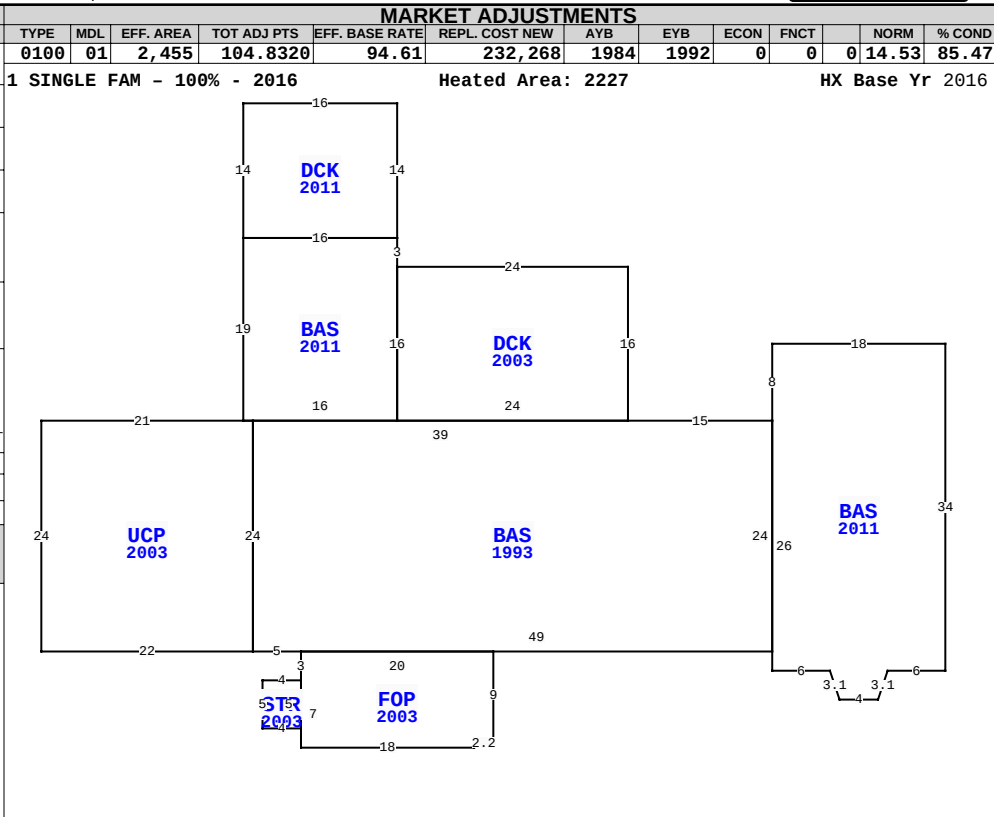
TOTALS	3,582		2,455	198,519
--------	-------	--	-------	---------

EXTRA FEATURES				
----------------	--	--	--	--

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	0510	GARAGE WD-	0	100	39	22	858.00	SF	24.50	24.50	100	1984	1984	3	20	4,204	
3	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	1998	1998	3	77	551	
4	0812	CONCRETE C	0	100	0	0	2,090.00	SF	4.00	4.00	100	2005	2005	3	87	7,273	
5	1242	WD DECK A	0	100	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	27	464	
6	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	2005	2005	3	87	475	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000130	C	SFR WATER	100		OR	151.00	462.00	151.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	151,000

REVIEW DATE	01/27/2020	BY	KKA
-------------	------------	----	-----



BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 12,967																	
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF 12,967																	
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

REVIEW DATE	01/27/2020	BY	KKA
-------------	------------	----	-----

Total Acres:	0.00	Total Land Value:	151,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,519	
TOTAL MARKET OB/XF VALUE		12,967	
TOTAL LAND VALUE - MARKET		151,000	
TOTAL MARKET VALUE		362,486	
SOH/AGL Deduction		128,446	
ASSESSED VALUE		234,040	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		184,040	
TOTAL JUST VALUE		362,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1955/1587	12/29/2014	SW	U	I	12	221,500	
GRANTOR: KONDAUR CAPITAL CORPO							
GRANTEE: SWIFT ANTHONY M							
1913/0452	3/31/2014	WD	U	I	12	210,000	
GRANTOR: HARDIN DONALD E & RUT							
GRANTEE: KONDAUR CAPITAL COR							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[YR=2011] W18 S8 BAS=[YR=1993] W15 DCK=[YR=2003] N16 W24 BAS=[YR=2011] N3 DCK=[YR=2011] N14 W16 S14 E16 \$ W16 S19 UCP=[YR=2003] W21 S24 E22 N24 W1 \$ E16 N16 \$ S16 E24 \$ W39 S24 E5 FOP=[YR=2003] S3 STR=[YR=2003] W4 S5 E4 N5 \$ S7 E18 R2 U1 N9 W20 \$ E49 N24 \$ S26 E6 D3 R1 E4 R1 U3 E6 N34 \$																	

TOTAL OB/XF 12,967																	
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

REVIEW DATE	01/27/2020	BY	KKA
-------------	------------	----	-----

Total Acres:	0.00	Total Land Value:	151,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

Common:	151,000	PRINTED 08/02/2023 BY SYS
---------	---------	---------------------------