

PT OF N 200 FT OF LOT 9  
IN OR 2711/551  
SUB OF SEC 30 PB 1/5

SWAILS CLIFFORD LENARD & DIANA MERRILL  
1715 CLINCH DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0009-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 03 | MASONRY 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 | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2019.00 |
|------------------|---------|

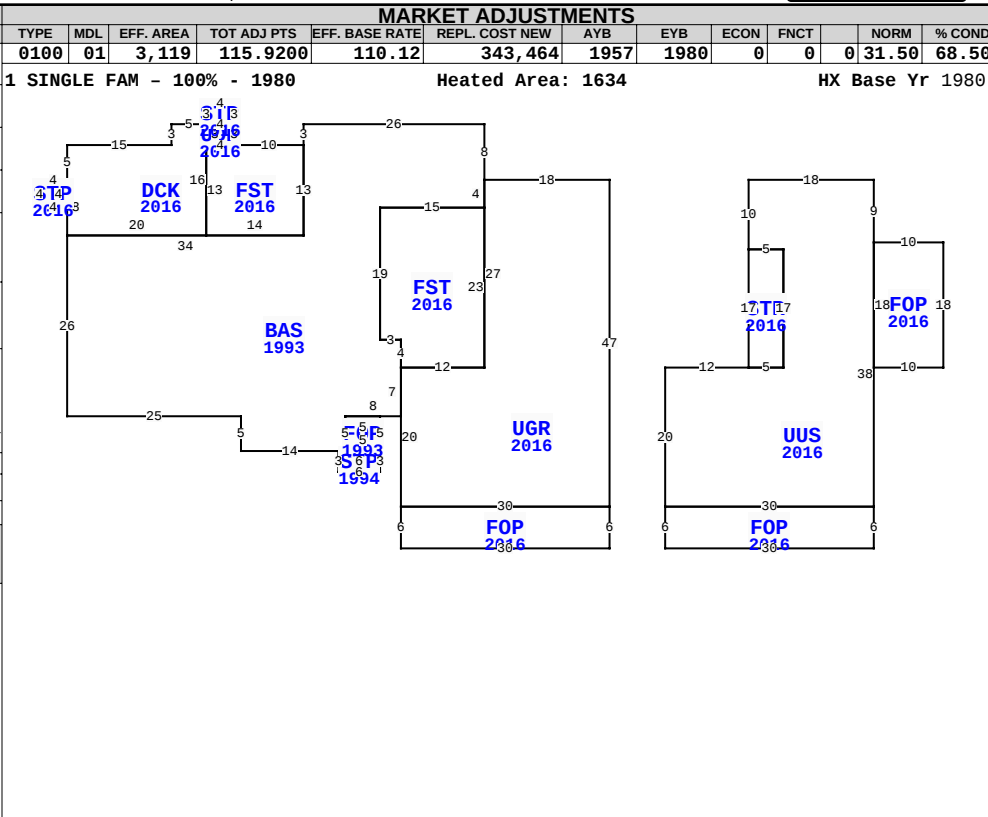
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,634            | 100         | 1,634        | 123,256              |
| DCK       | 275              | 10          | 28           | 2,112                |
| FOP       | 25               | 30          | 8            | 603                  |
| FOP       | 180              | 30          | 54           | 4,073                |
| FOP       | 180              | 30          | 54           | 4,073                |
| FOP       | 180              | 30          | 54           | 4,073                |
| FST       | 182              | 55          | 100          | 7,543                |
| FST       | 333              | 55          | 183          | 13,804               |
| STP       | 18               | 10          | 2            | 151                  |
| STP       | 12               | 10          | 1            | 75                   |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,219 |  | 3,119 | 235,273 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |
|----------------|------------|-------------|---------|-----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W   |
|-----|------------|-------------|---------|-------|
| 1   | 0510       | GARAGE WD-  | 0 100   | 24 27 |
| 2   | 0500       | FP-PRE FAB  | 0 100   | 0 0   |
| 3   | 0811       | CONCRETE B  | 0 100   | 0 0   |
| 4   | 0810       | CONCRETE A  | 0 100   | 0 0   |
| 5   | 0811       | CONCRETE B  | 0 100   | 0 0   |

| LAND DESCRIPTION |          |     |                      |     |
|------------------|----------|-----|----------------------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP |
| 1                | 000100   | C   | SFR                  | 100 |



\*\* This building has 15 Sub-Areas

1715 CLINCH DR, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

04/11/2024 MLU

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 235,273     |        |
| TOTAL MARKET OB/XF VALUE  |  | 14,065      |        |
| TOTAL LAND VALUE - MARKET |  | 162,500     |        |
| TOTAL MARKET VALUE        |  | 411,838     |        |
| SOH/AGL Deduction         |  | 198,634     |        |
| ASSESSED VALUE            |  | 213,204     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB DX    | 55,000 |
| BASE TAXABLE VALUE        |  | 158,204     |        |
| TOTAL JUST VALUE          |  | 411,838     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 389,344     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1530644   | GARAGE      | 81,765 | 06/01/2015 |
| BP3962     | N/A         | 900    | 03/23/1987 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2711/551                      | 5/07/2024  | WD        | U   | I   | 11     |
| GRANTOR: SWAILS CLIFFORD L JR |            |           |     |     |        |
| GRANTEE: SWAILS CLIFFORD LEN  |            |           |     |     |        |
| 2017/0326                     | 12/02/2015 | QC        | U   | V   | 11     |
| GRANTOR: ENSLEY ELEANOR C     |            |           |     |     |        |
| GRANTEE: SWAILS CLIFFORD LEO  |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |
|----------------|--|--|--|--|
|----------------|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| UGR=[YR=2016] W18 BAS=[YR=1993] N8 W26 S3 FST=[YR=2016] W10 UOP=[YR=2016] N3 STP=[YR=2016] N3 W4 S3 DCK=[YR=2016] W5 S3 W15 S5 STP=[YR=2016] W4 S4 E4 N4\$ S8 E20 N16\$ E4\$ W4 S3 E4\$ W4 S13 E14 N13\$ S13 W34 S26 E25 S5 E14 STP=[YR=1994] S3 E6 N3 FOP=[YR=1993] N5 W5 S5 E5\$ W6\$ E1 N5 E8 N7 FST=[YR=2016] E12 N23 W15 S19 E3 S4\$ N4 W3 N19 E15 N4\$ S27 W12 S20 FOP=[YR=2016] S6 E30 N6 W30\$ E30 N47 \$ PTR=E20 UUS=[YR=2016] E18 S9 FOP=[YR=2016] E10 S18 W10 N18\$ S38 FOP=[YR=2016] S6 W30 N6 E30\$ W30 N20 E12 STR=[YR=2016] N17 E5 S17 W5\$ E5 N17 W5 N10\$ W20\$. |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |         |        |             |           |     |          |        |         |
|-------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|
| 14,065      |          |     |                      |     |     |          |         |        |             |           |     |          |        |         |
| 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 |
| 1           | 000100   | C   | SFR                  | 100 |     | RSF      | 2125.00 | 150.00 | 125.00      | FF        |     | 1.00     | 1.00   | 1.00    |