LOTS 81 & 82
IN OR 1480/1751
(EX PT IN OR 2581/1670)

SWANDER THOMAS J
2605 G MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2024

18-2N-27-4315-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

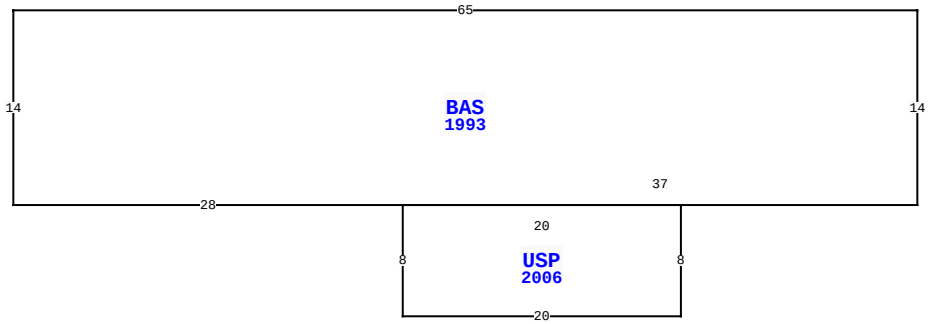
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	16,970
USP	160	50	80	1,492
TOTALS	1,070		990	18,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	990	88.8000	62.16	61,538	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



75372 JOHNSON LAKE RD, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

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
1	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2000	2000	3	28	403	
2	0803	ASPHALT C	0	0	118	12	1,416.00	SF	0.80	0.80	100	1999	1999	3	50	566	
3	1243	WD DECK F	0	0	6	4	24.00	SF	8.00	8.00	100	1990	1990	3	20	38	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,461
TOTAL MARKET OB/XF VALUE	1,007
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	116,968
SOH/AGL Deduction	47,097
ASSESSED VALUE	69,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,871
TOTAL JUST VALUE	116,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,665

86 SDLS _ R567614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5300	CO ISSUED	0	06/13/2011
B24761	REPAIR/RRF	3,437	06/01/2011
P14413	NEW CONSTR	0	08/01/2010
8566	MH MOVE-ON	12,000	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1751	2/23/2007	WD	U	I	24	55,000
GRANTOR: SCULLY CHRISTOPHER T						
GRANTEE: SWANDER THOMAS J						
1384/0563	1/25/2006	PR	U	I	01	100
GRANTOR: SCULLY CHRISTOPHER T						
GRANTEE: SCULLY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E28 USP=[YR=2006] S8 E20N8W20$E37N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,007

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	000133	C	SFR LAKE	0	0006	RM	0.00	0.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS