PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	28	GLASS THRM 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 60
Roof Cover	04	BUILT-UP 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	05	STEEL 100
Story Height		8 100
RMS		13 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

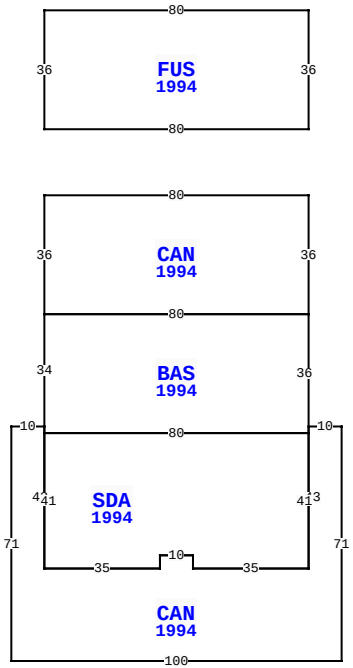
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	112,930
CAN	2,880	30	864	33,879
CAN	3,700	30	1,110	43,525
FUS	2,880	100	2,880	112,930
SDA	3,240	110	3,564	139,752
TOTALS	15,580		11,298	443,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	11,298	100.2834	98.03	1,107,543	1989	1989	0	0	10	50.00	40.00

1 VEH SALE/R – 0% - 2024 Heated Area: 9000 HX Base Yr



464046 SR 200, YULEE

BLD DATE	04/28/2022	KK	LGL DATE	
XF DATE	04/28/2022	KK	LAND DATE	04/28/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,092,504
TOTAL MARKET OB/XF VALUE	439,412
TOTAL LAND VALUE - MARKET	1,349,220
TOTAL MARKET VALUE	2,881,136
SOH/AGL Deduction	0
ASSESSED VALUE	2,881,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,881,136
TOTAL JUST VALUE	2,881,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,941,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414073	REPAIR/RRF	30,000	08/01/2014
P1316679	REPIPE - MECHANIC	0	07/01/2013
B0618383	REMODEL	125,000	10/31/2006
M12040	MECH OTHER	0	09/01/2006
95-02264	REMODEL	3,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W80S36E80 BAS=[YR=1994] W80 S34CAN=[YR=1994] W10S71 E100N71W10 S43W35N4W10S4W35N43$S2E80 SDA=[YR=1994] W80S41E35N4E10S4 E35 N41$N36$N36$ PTR=N20 FUS=[YR=1994] N36W80S36E80$S20$.

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	0812	CONCRETE C	0	0	0	0	163,553.00	SF	4.00	4.00	100	1989	1989	3	57	372,901	
2	0400	CONC CURB	0	0	0	0	1,787.00	LF	15.00	15.00	100	1989	1989	3	66	17,691	
3	0424	CL FNC 6'	0	0	0	0	468.00	LF	20.00	20.00	100	1989	1989	3	26	2,434	
4	0430	CL FNC 6B	0	0	0	0	658.00	LF	9.70	9.70	100	1989	1989	3	26	1,659	
5	0972	ST LGHT UN	0	0	0	0	23.00	UT	2,530.00	2,530.00	100	1989	1989	3	27	15,711	
6	0975	ST LT/ARM	0	0	0	0	34.00	UT	500.00	500.00	100	1989	1989	3	27	4,590	
7	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1989	1989	3	66	330	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	26	182	
9	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1989	1989	3	26	390	
10	7080	SOUND SYS	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1989	1989	3	100	1,500	

TOTAL OB/XF 417,388

LAND DESCRIPTION

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	002700	C	AUTO SALES	0	0004	OR	0.00	0.00	267,894.00	SF		1.00	1.00	1.00	5.00	5.00	1,339,470							
2	009600	C	WASTELAND	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	9,750							

REVIEW DATE 04/28/2022 BY KK Total Acres: 3.90 Total Land Value: 1,349,220 Market: 0 Agricultural: 0 Common: 1,349,220 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

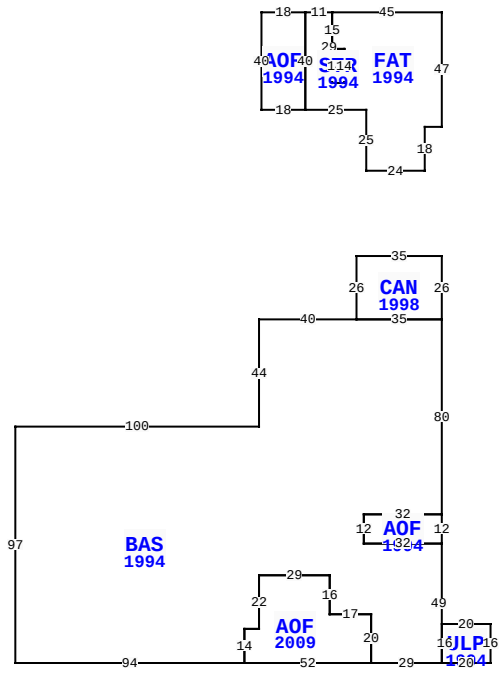
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		19 100
RMS		5 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	100	384	10,374
AOF	720	100	720	19,452
AOF	1,468	100	1,468	39,660
BAS	18,423	100	18,423	497,716
CAN	910	30	273	7,375
FAT	2,819	20	564	15,237
STR	70	10	7	189
ULP	320	15	48	1,297
TOTALS	25,114		21,887	591,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	21,887	69.0954	67.54	1,478,248	1989	1989	0	0	10	50.00	40.00

2 VEH SALE/R – 0% - 2024 Heated Area: 21559 HX Base Yr



464046 SR 200, YULEE

BLD DATE	04/28/2022 KK	LGL DATE	
XF DATE	04/28/2022 KK	LAND DATE	04/28/2022 KK
INC 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
11	6001	ROLLUP DR	0	0	0	0	14.00	UT	400.00	400.00	100	1989	1989	3	20	1,120	
12	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	1989	1989	3	20	540	
13	4950	BOLLARD	0	0	0	0	36.00	UT	100.00	100.00	100	1998	1998	3	100	3,600	
14	0803	ASPHALT C	0	0	0	0	8,152.00	SF	2.00	2.00	100	2021	2021	3	88	14,348	
15	0810	CONCRETE A	0	0	0	0	286.00	SF	6.50	6.50	100	2017	2017	3	97	1,803	
16	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2017	2017	3	98	613	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,092,504
TOTAL MARKET OB/XF VALUE	439,412
TOTAL LAND VALUE - MARKET	1,349,220
TOTAL MARKET VALUE	2,881,136
SOH/AGL Deduction	0
ASSESSED VALUE	2,881,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,881,136
TOTAL JUST VALUE	2,881,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,941,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W35 S26 BAS=[YR=1994] W40 S44 W100 S97 E94
AOF=[YR=2009] E52 N20W17N16W29S22W6S14$N14E6N22
E29S16E17S20E29ULP=[YR=1994] E20N16 W20S16$N49AOF=[YR=1994]
N12W32S12E32 $W32N12E32N80W35$E35N26$ PTR= N35 W7
FAT=[YR=1994] N18E7N47W45S15 STR=[YR=1994]
S14E5N14W5$E5S14W5N29 W11S40AOF=[YR=1994] N40W18S40E18$E25
S25E24$ E7S35$.

LAND DESCRIPTION

TOTAL OB/XF 22,024

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

REVIEW DATE 04/28/2022 BY KK Total Acres: 3.90 Total Land Value: 1,349,220 Market: 0 Agricultural: 0 Common: 1,349,220 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

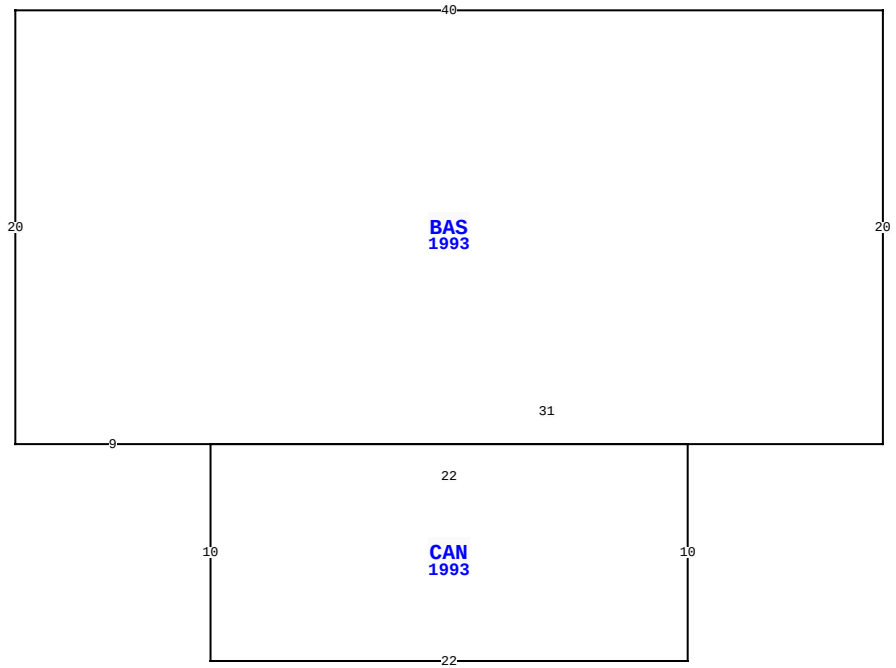
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	53,753
CAN	220	30	66	4,435
TOTALS	1,020		866	58,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	866	83.1600	117.88	102,084	1989	1989	0	0	0	43.00	57.00

3 OFFICE 1&2 – 0% - 2024 Heated Area: 800 HX Base Yr



BLD DATE	04/28/2022	KK	LGL DATE	
XF DATE	04/28/2022	KK	LAND DATE	04/28/2022 KK
INC DATE			AG DATE	

464046 SR 200, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,092,504
TOTAL MARKET OB/XF VALUE	439,412
TOTAL LAND VALUE - MARKET	1,349,220
TOTAL MARKET VALUE	2,881,136
SOH/AGL Deduction	0
ASSESSED VALUE	2,881,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,881,136
TOTAL JUST VALUE	2,881,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,941,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E9 CAN=[YR=1993] S10 E22 N10W22$ E31 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/28/2022 BY KK Total Acres: 3.90 Total Land Value: 1,349,220 Market: 0 Agricultural: 0 Common: 1,349,220 PRINTED 08/06/2024 BY SYS