PT OF LOT 9 R498110
IN OR 109 PG 514
YULEE FARMS SUB 1 PB 2/37

SWAILS MARVIN E JR
502 BROOME ST
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4500-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

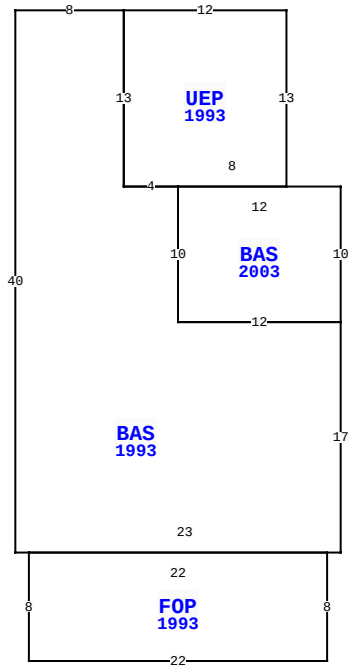
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	632	34,223
BAS	120	100	120	6,498
FOP	176	30	53	2,870
UEP	156	60	94	5,090
TOTALS	1,084		899	48,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	899	95.0000	90.25	81,135	1910	1958	0	0	0	40.00	60.00

1 SINGLE FAM – 0% - 0 Heated Area: 752 HX Base Yr



85226 HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,681
TOTAL MARKET OB/XF VALUE	6,470
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	105,151
SOH/AGL Deduction	2,962
ASSESSED VALUE	102,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,189
TOTAL JUST VALUE	105,151
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014462		8,000	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2478/1450	6/30/2021	PR	U	I	11	100

GRANTOR: SWAILS MARVIN E JR P/

GRANTEE: SWAILS MARVIN E JR

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 BAS=[YR=1993] W8 S40 E1 FOP=[YR=1993] S8 E22 N8 W22$ E23 N17 W12 N10 W4 N13 $ S13 E4 BAS=[YR=2003] S10 E12 N10 W12$ E8 N13$.

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	0855	CONC PAVER	0	0	14	4	56.00	SF	10.00	10.00	100	2004	2004	3	84	470	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1986		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,470

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	000100	C	SFR	0	0006	RM	150.00	150.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/13/2024 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS