



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,000 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 87,000 SOH/AGL Deduction 0 ASSESSED VALUE 87,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 87,000 TOTAL JUST VALUE 87,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,000												
DOR CODE		0000		VACANT												PERMIT NUM DESCRIPTION AMT ISSUED													
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC		4003.00												SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2624/0213 3/03/2023 PR U V 19 100 GRANTOR: SWALLS CLIFFORD L JR GRANTEE: MERRILL TROY L SR L															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												BUILDING NOTES									
TOTALS																	BUILDING DIMENSIONS												
EXTRA FEATURES										94064 MERLIN DR, FERNANDINA BEACH																			
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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1989		100	6,000													
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1989		100	6,000													
																	TOTAL OB/XF 12,000												
LAND DESCRIPTION										TOTAL OB/XF 12,000																			
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 07/26/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													