PT JOHN VAUGHAN GRANT
SEC 52-3N-27E RECD IN
OR 1955/1587

SWIFT ANTHONY M
86110 JENNY LN
YULEE, FL 32097

2024

52-3N-27-0000-0002-0020

BUILDING CHARACTERISTICS

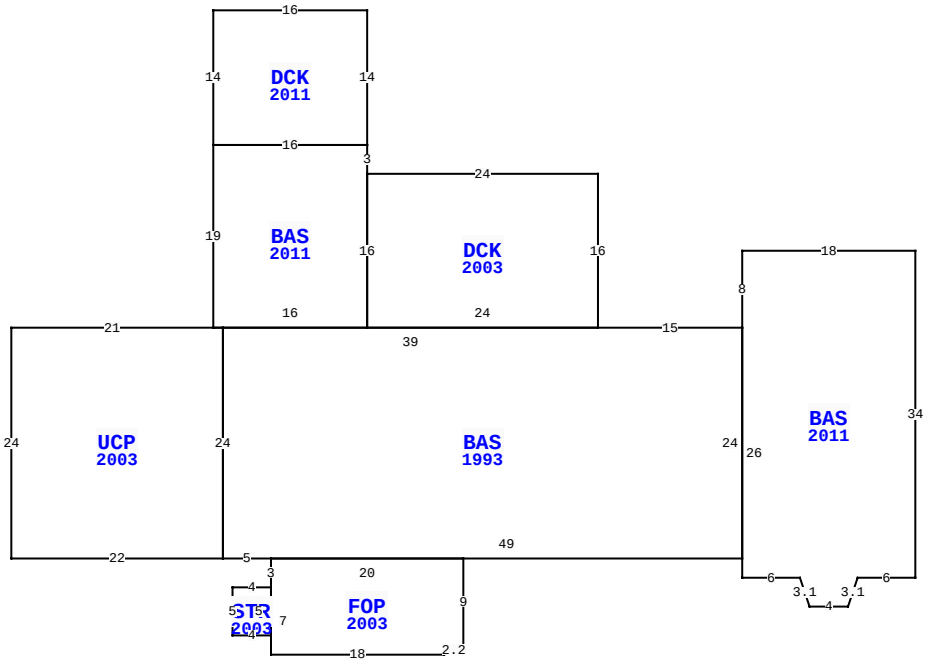
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	109,993
BAS	304	100	304	25,800
BAS	627	100	627	53,214
DCK	384	10	38	3,225
DCK	224	10	22	1,867
FOP	199	30	60	5,092
STR	20	10	2	170
UCP	528	20	106	8,997
TOTALS	3,582		2,455	208,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	104.8320	99.59	244,493	1984	1992	0	0	0	14.78	85.22

1 SINGLE FAM – 100% - 2016 Heated Area: 2227 HX Base Yr 2016



86110 JENNY LN, YULEE

BLD DATE	01/27/2020 KKA	LGL DATE	
XF DATE	01/27/2020 KKA	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,357
TOTAL MARKET OB/XF VALUE		12,813
TOTAL LAND VALUE - MARKET		151,000
TOTAL MARKET VALUE		372,170
SOH/AGL Deduction		131,109
ASSESSED VALUE		241,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,061
TOTAL JUST VALUE		372,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/1587	12/29/2014	SW	U	I	12	221,500
GRANTOR: KONDAUR CAPITAL CORPO						
GRANTEE: SWIFT ANTHONY M						
1913/0452	3/31/2014	WD	U	I	12	210,000
GRANTOR: HARDIN DONALD E & RUT						
GRANTEE: KONDAUR CAPITAL COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 S8 BAS=[YR=1993] W15 DCK=[YR=2003] N16 W24 BAS=[YR=2011] N3 DCK=[YR=2011] N14 W16 S14 E16 $ W16 S19 UCP=[YR=2003] W21 S24 E22 N24 W1 $ E16 N16 $ S16 E24 $ W39 S24 E5 FOP=[YR=2003] S3 STR=[YR=2003] W4 S5 E4 N5 $ S7 E18 R2 U1 N9 W20 $ E49 N24 $ S26 E6 D3 R1 E4 R1 U3 E6 N34 $.

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	0510	GARAGE WD-	0	100	39	22	858.00	SF	24.50	24.50	100	1984	1984	3	20	4,204	
2	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	1998	1998	3	75	536	
3	0812	CONCRETE C	0	100	0	0	2,090.00	SF	4.00	4.00	100	2005	2005	3	86	7,190	
4	1242	WD DECK A	0	100	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	24	413	
5	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	2005	2005	3	86	470	

LAND DESCRIPTION

TOTAL OB/XF 12,813

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	000130	C	SFR WATER	100		OR	151.00	462.00	151.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	151,000							

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 151,000 Market: 0 Agricultural: 0 Common: 151,000 PRINTED 08/06/2024 BY SYS