

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

2025

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



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	AP	NORM	% COND	PAGE 1 of 3 4																	
Exterior Wall	17	CB STUCCO 60	2704	04	11,298	100.2834	97.27	1,098,956	1989	1989	0	0	10	50.00	40.00	VALUATION SUMMARY																	
Exterior Wall	28	GLASS THRM 40	1 VEH SALE/R - 0% - 2024														Heated Area: 9000																
Roof Structure	10	STEEL FRME 100	HX Base Yr																														
Roof Cover	12	MODULAR MT 60																															
Roof Cover	04	BUILT-UP 40																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 70																															
Interior Floor	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	00	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,880	100	1994	2,880	112,055																												
CAN	2,880	30	1994	864	33,616																												
CAN	3,700	30	1994	1,110	43,188																												
FUS	2,880	100	1994	2,880	112,055																												
SDA	3,240	110	1994	3,564	138,668																												
TOTALS 15,580						11,298	439,582																										
EXTRA FEATURES						464046 SR 200, YULEE																											
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	0812	CONCRETE C	0	0	0	0	163,553.00	SF	4.00	4.00	100	1989	1989	3	54.5	356,546																	
2	0400	CONC CURB	0	0	0	0	1,787.00	LF	15.00	15.00	100	1989	1989	3	64	17,155																	
3	0424	CL FNC 6'	0	0	0	0	468.00	LF	20.00	20.00	100	1989	1989	3	25	2,340																	
4	0430	CL FNC 6B	0	0	0	0	658.00	LF	9.70	9.70	100	1989	1989	3	25	1,596																	
5	0972	ST LGHT UN	0	0	0	0	23.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	15,129																	
6	0975	ST LT/ARM	0	0	0	0	34.00	UT	500.00	500.00	100	1989	1989	3	26	4,420																	
7	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1989	1989	3	64	320																	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	25	175																	
9	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1989	1989	3	25	375																	
10	7080	SOUND SYS	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1989	1989	3	100	1,500																	
LAND DESCRIPTION						TOTAL OB/XF 399,556																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.00	6.00	1,607,364																
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: 10.05 Total Land Value: 1,617,114 Market: 0 Agricultural: 0 Common: 1,617,114 PRINTED 07/30/2025 BY SYS																																	

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