LOT 5 & PARCEL 19-14 SEC 38
IN OR 659 PG 911
FUGATES LANDING PB 5/108

SWANSON JEFFREY G
22279 NUTALL RISE RD
LAMONT, FL 32336

2025

38-2N-27-0580-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

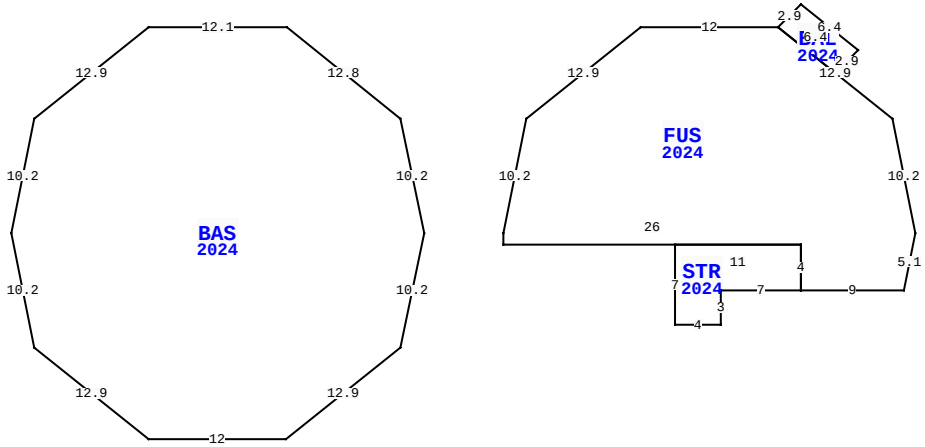
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	18	15	2024	3	323
BAS	1,033	100	2024	1,033	111,225
FUS	590	100	2024	590	63,526
STR	56	10	2024	6	646
TOTALS	1,697			1,632	175,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,632	118.3200	118.32	193,098	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1623 HX Base Yr



85390 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,290
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	343,085
TOTAL MARKET VALUE	535,855
SOH/AGL Deduction	0
ASSESSED VALUE	535,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,855
TOTAL JUST VALUE	535,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0311155	CO ISSUED	119,844	01/01/2006
C0311155	NEW CONSTR	119,844	01/01/2006
7880	MH MOVE-ON	5,000	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0659/0911	5/27/1992	QC	Q	V	01	100
GRANTOR: SWANSON LYDIA D						
GRANTEE: SWANSON JEFFERY G						
0571/1273	6/07/1989	WD	Q	V		45,000
GRANTOR: GAMBON ED & LYNN						
GRANTEE: SWANSON JEFF & LYDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-50,-10] U8R10 E12.1 D8R9.11 D10R2.1 D10L2.1 D8L10 W12 U8L10 U10L2 U10R2 $
FUS=[YR=2024;ORIG=-7,-10] U8R10 E12 D8R10 D10R2 D5L1 W9 N4 W26 N1 U10R2 $
STR=[YR=2024;ORIG=17,1] S4 W7 S3 W4 N7 E11 $
BAL=[YR=2024;ORIG=17,-20] D4R5 D2L2 U4L5 U2R2 $
.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	RES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	6.17	AC		1.00	1.00	1.00	500.00	500.00	3,085							

REVIEW DATE 12/12/2019 BY DJA Total Acres: 10.17 Total Land Value: 343,085 Market: 0 Agricultural: 0 Common: 343,085 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

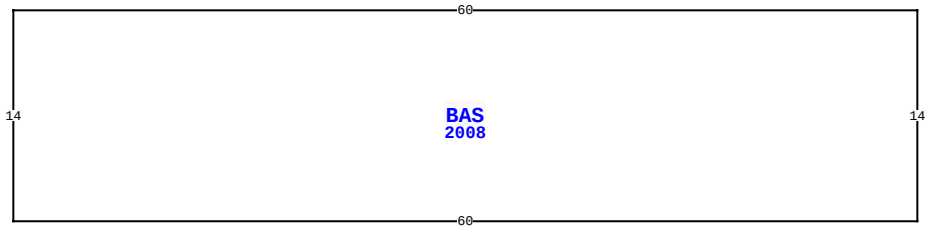
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2008	840	16,571
TOTALS	840			840	16,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	82.2000	65.76	55,238	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



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GRANTOR: GAMBON ED & LYNN						
GRANTEE: SWANSON JEFF & LYDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

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

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