PT SEC 45-2N-28E
IN OR 2624/209
TRACT 43

SWAILS DIANA M/SWAILS CLIFFORD LENARD JR
1715 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525B-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

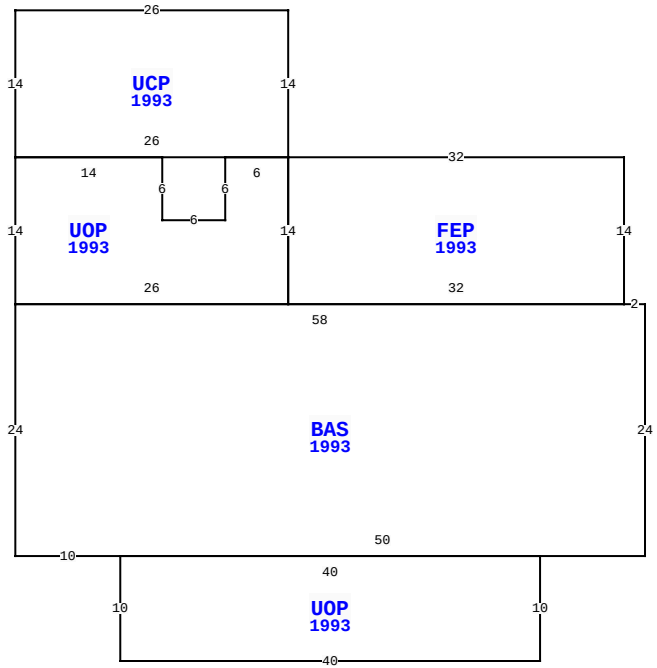
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	35,251
FEP	448	85	1993	381	9,327
UCP	364	20	1993	73	1,787
UOP	328	25	1993	82	2,007
UOP	400	25	1993	100	2,448
TOTALS	2,980			2,076	50,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,076	102.0000	81.60	169,402	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1821 HX Base Yr



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

94078 MERLIN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,821
TOTAL MARKET OB/XF VALUE	2,392
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	133,213
SOH/AGL Deduction	0
ASSESSED VALUE	133,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,213
TOTAL JUST VALUE	133,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6128	TEMP POLE	200	08/10/1989
7693	MH MOVE-ON	1,500	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2624/0209	2/22/2023	PR	U	I	19	100
GRANTOR: SWAILS CLIFFORD L JR						
GRANTEE: SWAILS DIANA M & CL						
0227/0050	1/01/1976	WD	Q	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=1993] N14 W32 UCP=[YR=1993] N14 W26 S14 E26 $ UOP=[YR=1993] W6 S6 W6 N6 W14 S14 E26 N14 $ S14 E32 $ W58 S24 E10 UOP=[YR=1993] S10 E40 N10 W40 $ E50 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1985	1985	3	44	257	
3	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1975	1975	3	25	735	

LAND DESCRIPTION

TOTAL OB/XF 2,392

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/26/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS