LOT 11 EX S-1 & S-2
IN OR 2478/1450
NORTH YULEE PB 2/26

SWAILS MARVIN E JR
502 BROOME ST
FERNANDINA BEACH, FL 32034

2025

50-3N-27-4720-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

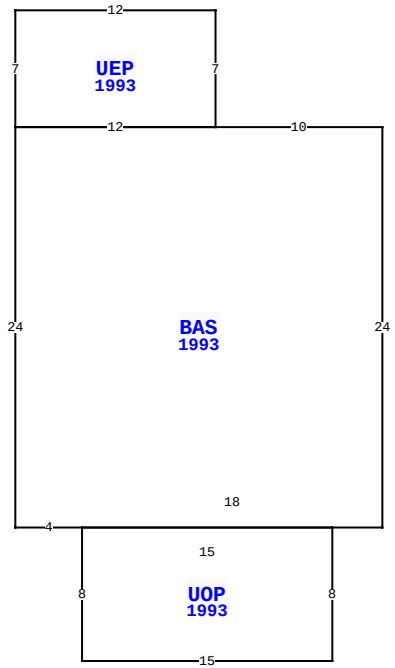
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	25,418
UEP	84	60	1993	50	2,407
UOP	120	20	1993	24	1,156
TOTALS	732			602	28,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	602	86.7350	86.74	52,217	1950	1950	0	0	0	44.50	55.50

1 SINGLE FAM – 0% - 0 Heated Area: 528 HX Base Yr



851017 US HWY 17, 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	28,980
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	208,462
TOTAL MARKET VALUE	237,442
SOH/AGL Deduction	28,198
ASSESSED VALUE	209,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,244
TOTAL JUST VALUE	237,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1450	6/30/2021	PR	U	I	11	100
GRANTOR: SWAILS MARVIN E JR P/						
GRANTEE: SWAILS MARVIN E JR						
0509/1076	2/03/1987	LE	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UEP=[YR=1993] N7 W12 S7 E12 $ W12 S24 E4
UOP=[YR=1993] S8 E15 N8 W15 $ E18 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.27	AC		1.00	1.00	0.75	85,000.00	63,750.00	208,462							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.27 Total Land Value: 208,462 Market: 0 Agricultural: 0 Common: 208,462 PRINTED 07/30/2025 BY SYS