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

SWIFT JENNA CLAIRE
86110 JENNY LN
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

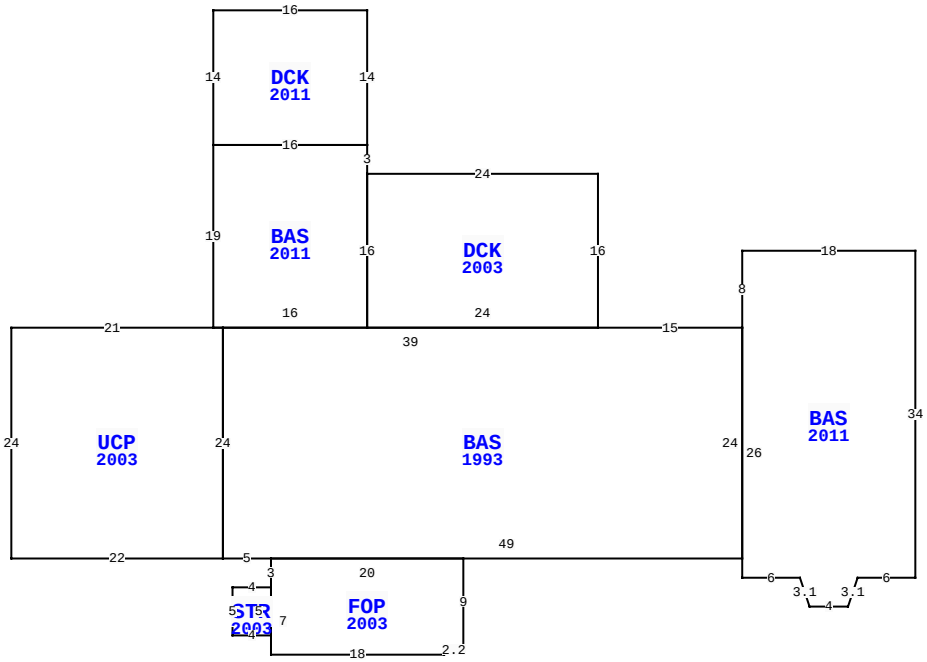
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	115,440
BAS	304	100	2011	304	27,078
BAS	627	100	2011	627	55,849
DCK	384	10	2003	38	3,385
DCK	224	10	2011	22	1,959
FOP	199	30	2003	60	5,345
STR	20	10	2003	2	178
UCP	528	20	2003	106	9,442
TOTALS	3,582			2,455	218,677

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	104.83	257,358	1984	1992	0	0	0	15.03	84.97

1 SINGLE FAM – 0% - 2025 Heated Area: 2227 HX Base Yr



86110 JENNY LN, YULEE

BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,677
TOTAL MARKET OB/XF VALUE	12,585
TOTAL LAND VALUE - MARKET	173,650
TOTAL MARKET VALUE	404,912
SOH/AGL Deduction	0
ASSESSED VALUE	404,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,912
TOTAL JUST VALUE	404,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/829	10/07/2024	FJ	U	I	11	0
GRANTOR: SWIFT ANTHONY MICHAEL						
GRANTEE: SWIFT JENNA CLAIRE						
2742/1147	10/07/2024	FJ	U	I	11	0
GRANTOR: SWIFT ANTHONY M EST						
GRANTEE: SWIFT JENNA CLAIRE						

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	0	39	22	858.00	SF	24.50	24.50	100	1984	1984	3	20	4,204	
2	0810	CONCRETE A	0	0	10	11	110.00	SF	6.50	6.50	100	1998	1998	3	73	522	
3	0812	CONCRETE C	0	0	0	0	2,090.00	SF	4.00	4.00	100	2005	2005	3	84	7,022	
4	1242	WD DECK A	0	0	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	22	378	
5	0810	CONCRETE A	0	0	21	4	84.00	SF	6.50	6.50	100	2005	2005	3	84	459	

LAND DESCRIPTION

TOTAL OB/XF 12,585

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	000131	C	RES CREEK	0		OR	151.00	462.00	151.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	173,650							

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 173,650 Market: 0 Agricultural: 0 Common: 173,650 PRINTED 07/30/2025 BY SYS