LOT 1 OR 314 PG 351
NASSAU LANDING SUB
PB 4/84 & 85

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

13-2N-26-4200-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		15,039
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		220,039
SOH/AGL Deduction		68,348
ASSESSED VALUE		151,691
TOTAL EXEMPTION VALUE	03	151,691
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0314/0351	4/22/1980	MS	U	I	11	100

GRANTOR: SWICEGOOD GLENN M

GRANTEE: NASSAU COUNTY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2026 MLU
AG DATE	

75145 EDWARDS RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	5	22	110.00	SF	40.00	40.00	100	1997	1997	3	23	1,012	
2	0300	BOAT DCK W	0	0	13	8	104.00	SF	40.00	40.00	100	1997	1997	3	23	957	
3	0812	CONCRETE C	0	0	68	19	1,292.00	SF	4.00	4.00	100	1997	1997	3	70	3,618	
4	0803	ASPHALT C	0	0	0	0	6,452.00	SF	2.00	2.00	100	1980	1980	3	50	6,452	
5	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1997	1997	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,039

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	008001	C	V GV/XFOB	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS