PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	28	GLASS THRM 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 60
Roof Cover	04	BUILT-UP 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	05	STEEL 100
Story Height		8 100
RMS		13 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

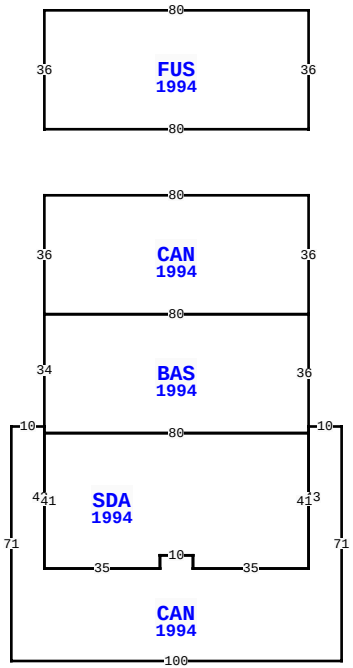
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	1994	2,880	116,686
CAN	2,880	30	1994	864	35,006
CAN	3,700	30	1994	1,110	44,973
FUS	2,880	100	1994	2,880	116,686
SDA	3,240	110	1994	3,564	144,399
TOTALS	15,580			11,298	457,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	11,298	100.2834	101.29	1,144,374	1989	1989	0	0	10	50.00	40.00

1 VEH SALE/R 0% - 2024 Heated Area: 9000 HX Base Yr



464046 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,124,642
TOTAL MARKET OB/XF VALUE	403,050
TOTAL LAND VALUE - MARKET	1,885,008
TOTAL MARKET VALUE	3,412,700
SOH/AGL Deduction	0
ASSESSED VALUE	3,412,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,412,700
TOTAL JUST VALUE	3,412,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,119,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414073	REPAIR/RRF	30,000	08/01/2014
P1316679	REPIPE - MECHANIC	0	07/01/2013
B0618383	REMODEL	125,000	10/31/2006
M12040	MECH OTHER	0	09/01/2006
95-02264	REMODEL	3,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W80S36E80 BAS=[YR=1994] W80 S34CAN=[YR=1994] W10S71 E100N71W10 S43W35N4W10S4W35N43$S2E80 SDA=[YR=1994] W80S41E35N4E10S4 E35 N41$N36$N36$ PTR=N20 FUS=[YR=1994] N36W80S36E80$S20$.

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	0812	CONCRETE C	0	0	0	0	163,553.00	SF	4.00	4.00	100	1989	1989	3	52	340,190	
2	0400	CONC CURB	0	0	0	0	1,787.00	LF	15.00	15.00	100	1989	1989	3	62	16,619	
3	0424	CL FNC 6'	0	0	0	0	468.00	LF	20.00	20.00	100	1989	1989	3	24	2,246	
4	0430	CL FNC 6B	0	0	0	0	658.00	LF	9.70	9.70	100	1989	1989	3	24	1,532	
5	0972	ST LGHT UN	0	0	0	0	23.00	UT	2,530.00	2,530.00	100	1989	1989	3	25	14,548	
6	0975	ST LT/ARM	0	0	0	0	34.00	UT	500.00	500.00	100	1989	1989	3	25	4,250	
7	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	1989	1989	3	62	310	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	24	168	
9	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1989	1989	3	24	360	
10	7080	SOUND SYS	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1989	1989	3	100	1,500	

TOTAL OB/XF 381,723

LAND DESCRIPTION

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	002700	C	AUTO SALES	0	0004	OR	0.00	0.00	267,894.00	SF		1.00	1.00	1.00	7.00	7.00	1,875,258							
2	009600	C	WASTELAND	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	9,750							

REVIEW DATE 04/28/2022 BY KK Total Acres: 10.05 Total Land Value: 1,885,008 Market: 0 Agricultural: 0 Common: 1,885,008 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

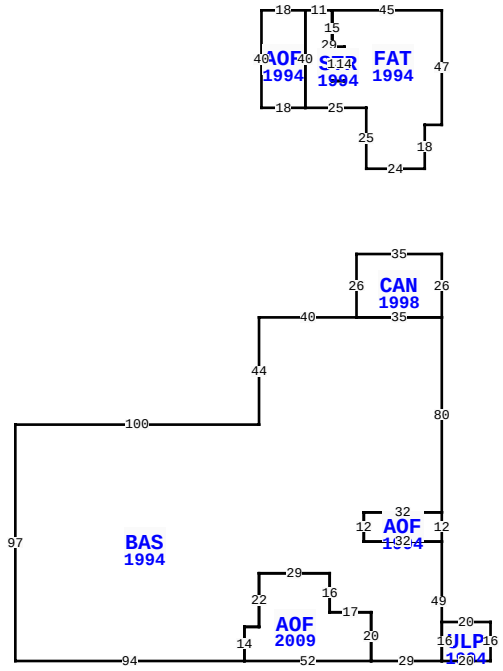
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		19 100
RMS		5 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	100	1994	384	10,720
AOF	720	100	1994	720	20,100
AOF	1,468	100	2009	1,468	40,981
BAS	18,423	100	1994	18,423	514,296
CAN	910	30	1998	273	7,621
FAT	2,819	20	1994	564	15,745
STR	70	10	1994	7	196
ULP	320	15	1994	48	1,340
TOTALS	25,114			21,887	610,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	21,887	69.0954	69.79	1,527,494	1989	1989	0	0	10	50.00	40.00

2 VEH SALE/R 0% - 2024 Heated Area: 21559 HX Base Yr



464046 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,124,642
TOTAL MARKET OB/XF VALUE	403,050
TOTAL LAND VALUE - MARKET	1,885,008
TOTAL MARKET VALUE	3,412,700
SOH/AGL Deduction	0
ASSESSED VALUE	3,412,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,412,700
TOTAL JUST VALUE	3,412,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,119,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W35 S26 BAS=[YR=1994] W40 S44 W100 S97 E94
AOF=[YR=2009] E52 N20W17N16W29S22W6S14$N14E6N22
E29S16E17S20E29ULP=[YR=1994] E20N16 W20S16$N49AOF=[YR=1994]
N12W32S12E32 $W32N12E32N80W35$E35N26$ PTR= N35 W7
FAT=[YR=1994] N18E7N47W45S15 STR=[YR=1994]
S14E5N14W5$E5S14W5N29 W11S40AOF=[YR=1994] N40W18S40E18$E25
S25E24$ E7S35$.

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
11	6001	ROLLUP DR	0	0	0	0	14.00	UT	400.00	400.00	100	1989	1989	3	20	1,120	
12	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	1989	1989	3	20	540	
13	4950	BOLLARD	0	0	0	0	36.00	UT	100.00	100.00	100	1998	1998	3	100	3,600	
14	0803	ASPHALT C	0	0	0	0	8,152.00	SF	2.00	2.00	100	2021	2021	3	84	13,695	
15	0810	CONCRETE A	0	0	0	0	286.00	SF	6.50	6.50	100	2017	2017	3	95	1,766	
16	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2017	2017	3	97	606	

LAND DESCRIPTION

TOTAL OB/XF 21,327

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

REVIEW DATE 04/28/2022 BY KK Total Acres: 10.05 Total Land Value: 1,885,008 Market: 0 Agricultural: 0 Common: 1,885,008 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 IN OR 2643/1222
(EX 2-62 & R/O/W OR 2023/922)
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC
96381 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0000-0002-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

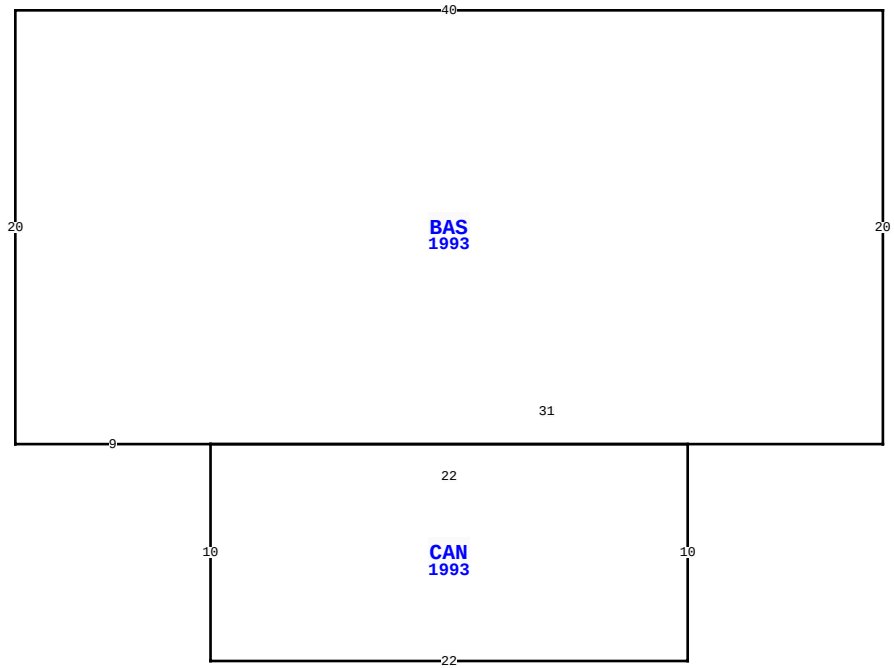
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	51,634
CAN	220	30	1993	66	4,260
TOTALS	1,020			866	55,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	866	83.1600	124.12	107,488	1989	1989	0	0	0	48.00	52.00

3 OFFICE 0% - 2024 Heated Area: 800 HX Base Yr



464046 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,124,642
TOTAL MARKET OB/XF VALUE	403,050
TOTAL LAND VALUE - MARKET	1,885,008
TOTAL MARKET VALUE	3,412,700
SOH/AGL Deduction	0
ASSESSED VALUE	3,412,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,412,700
TOTAL JUST VALUE	3,412,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,119,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/1222	5/17/2023	SW	U	I	11	100
GRANTOR: CLARK PAUL D ET AL						
GRANTEE: SWAMP OF NORTH FLOR						
1669/0344	3/04/2010	WD	U	I	30	100
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: CLARK PAUL D & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E9 CAN=[YR=1993] S10 E22 N10W22$ E31 N20$.

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

REVIEW DATE 04/28/2022 BY KK Total Acres: 10.05 Total Land Value: 1,885,008 Market: 0 Agricultural: 0 Common: 1,885,008 PRINTED 07/09/2026 BY SYS