TRACT 42 IN OR 2624/217
HOLLY POINT UNIT 2 UR

SWAILS DIANA M & CLIFFORD L JR
1715 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525B-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

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

94106 MERLIN DR, FERNANDINA BEACH

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	0
TOTAL MARKET OB/XF VALUE	2,948
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	82,948
SOH/AGL Deduction	0
ASSESSED VALUE	82,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,948
TOTAL JUST VALUE	82,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0217	2/22/2023	PR	U	V	11	100
GRANTOR: SWAILS CLIFFORD L JR						
GRANTEE: SWAILS DIANA M & CL						
2335/1255	1/23/2020	FJ	U	I	11	100
GRANTOR: CABLE TROY ESTATE						
GRANTEE: MERRILL LOIS						

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	0940	SHEDS/PORT	0	0	28	16	448.00	SF	30.00	30.00	100	1995	1995	3	20	2,688	
2	0751	UOP	0	0	13	10	130.00	SF	10.00	10.00	100	1990	1990	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 2,948

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS