

WOOTTON DOUGLAS & STACY M L/E/
736 MCSWAIN RD
FERNANDINA BEACH, FL 32034

00-00-30-0680-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										SUMMARY										VALUATION SUMMARY																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 70								1101	04	1,594	90.5310	132.63	211,412	1955	2000		0	0	20.00	80.00	VALUATION BY																										
Exterior Wall	16	WD FR STUC 30								1 RETAILSTOR - 0% - 0										Heated Area: 1550										HX Base Yr										STANDARD									
Roof Structur	04	WOOD TRUSS 100																												Tax Group: 8										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										241,118									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										61,633									
Interior Floo	14	CARPET 90																												TOTAL LAND VALUE - MARKET										446,012									
Interior Floo	03	CONC FINSH 10																												TOTAL MARKET VALUE										748,763									
Ceiling	02	F.NOT SUS 100																												SOH/AGL Deduction										301,574									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										447,189									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0									
Fixtures	03	5 100																												BASE TAXABLE VALUE										447,189									
Frame	03	MASONRY 100																												TOTAL JUST VALUE										748,763									
Story Height		8 100																												NCON VALUE										0									
RMS		2 100																												INCOME VALUE																			
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										548,195									
Units		0 100																																															
BUD8 Adjustme	05	DIST 1A 100																																															
Occupancy		NL NET LEASE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	1100	STORES, 1 STORY																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	2004.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,198	100	1,198	127,113																																													
BAS	220	100	220	23,343																																													
BAS	132	100	132	14,006																																													
CAN	36	30	11	1,167																																													
CAN	50	30	15	1,591																																													
CAN	60	30	18	1,910																																													
TOTALS	1,696		1,594	169,130																																													
EXTRA FEATURES					1683 S 8TH ST, FERNANDINA BEACH										BLD DATE 11/01/2018					KK					LGL DATE					05/25/2023					DC														
															XF DATE 11/01/2018					KK					LAND DATE																								
															INC DATE										AG DATE																								
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																																	
1	0803	ASPHALT C	0	0	0	5,160.00	SF	2.00	2.00	100	1995	1995	3	50	5,160																																		
2	0443	STK FNC 6'	0	0	0	70.00	LF	10.00	10.00	100	2005	2005	3	27	189																																		
3	0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	1991	1991	3	30	933																																		
6	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160																																		
7	4950	BOLLARD	0	0	0	4.00	UT	100.00	100.00	100	1995	1995	3	100	400																																		
8	4950	BOLLARD	0	0	0	10.00	UT	100.00	100.00	100	1995	1995	3	100	1,000																																		
9	0464	FNC GT 10'	0	0	0	3.00	UT	350.00	350.00	100	1995	1995	3	39	410																																		
10	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	40	180																																		
11	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	40	180																																		
12	0812	CONCRETE C	0	0	0	7,578.00	SF	4.00	4.00	100	2000	2000	3	80	24,250																																		
LAND DESCRIPTION					TOTAL OB/XF										32,862																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	001100	C	STORE 1FLR	0	0003	CI	150.00	100.00	35,681.00	SF		1.00	1.00	1.00	12.50	12.50	446,012																																

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		17		CB STUCCO 70		1101		04		920		66.7642		97.81		89,985		1955		2000		0		0		0		20.00		80.00		VALUATION BY					STANDARD				
Roof Structure		04		WOOD TRUSS 100																												Tax Group: 8					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					241,118				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					61,633				
Interior Floor		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					446,012				
Ceiling		02		F.NOT SUS 100																												TOTAL MARKET VALUE					748,763				
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					301,574				
Heating Type		01		NONE 100																												ASSESSED VALUE					447,189				
Fixtures		2		100																												TOTAL EXEMPTION VALUE					0				
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					447,189				
Story Height				7 100																												TOTAL JUST VALUE					748,763				
RMS				2 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE					0				
Units				0 100																												PREVIOUS YEAR MKT VALUE					548,195				
Occupancy		00		OWNER OCC 100																																					
Quality		02		Quality Level 02																																					
DOR CODE		1100		STORES, 1 STORY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		2004.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		320		100		320		25,039																																	
BAS		600		100		600		46,949																																	
TOTALS		920				920		71,988																																	
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											
13		0972		ST LGHT UN		0 0		0 0		3.00		UT		2,530.00		2,530.00		100		2000		2000		3		55		4,175													
14		9000		CONTANR 20		0 0		0 0		1.00		UT		1,000.00		1,000.00		100		1990		1990		3		100		1,000													
15		0443		STK FNC 6'		0 0		0 0		48.00		LF		10.00		10.00		100		2010		2010		3		50		240													
16		0510		GARAGE WD-		0 0		36 24		864.00		SF		35.00		35.00		100		2013		2013		3		75		22,680													
17		0443		STK FNC 6'		0 0		0 0		104.00		LF		10.00		10.00		100		2013		2013		3		65		676													