PT OF LOT 7
IN OR 228 PG 603
SUB OF SEC 30 PB 1/5

JORDAN HORACE & LILLIE P
780 MCSWAIN RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

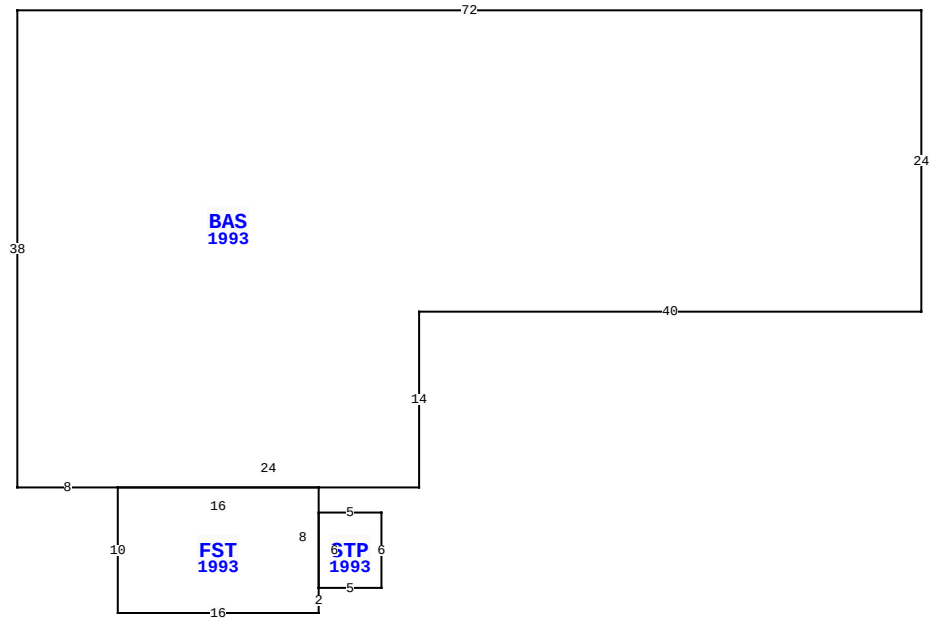
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	137,472
FST	160	55	88	5,559
STP	30	10	3	189
TOTALS	2,366		2,267	143,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	89.1800	80.48	182,448	1943	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 2176 HX Base Yr



780 MCSWAIN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		143,222
TOTAL MARKET OB/XF VALUE		7,409
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		227,631
SOH/AGL Deduction		141,695
ASSESSED VALUE		85,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,936
TOTAL JUST VALUE		227,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7436	GARAGE	13,260	08/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0228/0603	1/01/1976	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						
0072/0331	1/01/1967	TA	Q	I		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 S38 E8 FST=[YR=1993] S10 E16 N2
STP=[YR=1993] E5 N6 W5 S6$ N8 W16$ E24 N14 E40 N24$.

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	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	1994	1994	3	70	491	
2	0940	SHEDS/PORT	0	100	9	8	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	
4	0940	SHEDS/PORT	0	100	9	8	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	
5	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2009	2009	3	91	757	
6	0855	CONC PAVER	0	100	0	0	758.00	SF	7.00	7.00	100	2003	2003	3	84	4,457	

LAND DESCRIPTION

TOTAL OB/XF 7,409

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	SFR	100		RS-2	154.00	106.00	154.00	FF		1.00	1.00	0.50	1,000.00	500.00	77,000							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS