

PT OF LOT 7 (LOTS 5 & 6) &
PT OF LOT 10
IN OR 2576/952

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

2023

00-00-30-0800-0007-0080



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	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 70	0100	01	2,076	115.2000	103.97	215,842	1962	1990	0	0	0	15.78	84.22	VALUATION BY													
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2016													Heated Area: 2069													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2016													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 70																											
Interior Floor	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2	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	1,260	100	1,260	110,330																									
BAS	725	100	725	63,483																									
BAS	84	100	84	7,355																									
FOP	24	30	7	613																									
TOTALS	2,093		2,076	181,782																									
EXTRA FEATURES					736 MCSWAIN RD, FERNANDINA BEACH																								
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												
2	0810	CONCRETE A	0	100	0	0	322.00	SF	6.50	6.50	100	1994	1994	3	70	1,465													
3	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2004	2004	3	86	5,590													
4	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2004	2004	3	86	486													
5	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	2005	2005	3	87	1,866													
6	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2005	2005	3	87	1,086													
7	0510	GARAGE WD-	0	100	26	30	780.00	SF	26.95	26.95	100	2005	2005	3	44	9,249													
9	0351	CARPORT MT	0	100	24	30	720.00	SF	10.00	10.00	100	2016	2016	3	78	5,616													
10	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2016	2016	3	84	27,846													
11	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2016	2016	3	97	5,238													
TOTAL OB/XF																	58,442												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	169.00	150.00	169.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	169,000												
2	000100	C	SFR	100	0008	RS-2	0.00	0.00	2.50	AC		1.00	1.00	0.70	75,000.00	52,500.00	131,250												
REVIEW DATE 02/20/2018 BY DJX Total Acres: 2.50 Total Land Value: 300,250 Market: 0 Agricultural: 0 Common: 300,250 PRINTED 08/02/2023 BY SYS																													