PT OF LOT 7
IN OR 1767/555
SUB OF SEC 30 PB 1/5

SLAVINSKAITE RASA
774 MCSWAIN RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

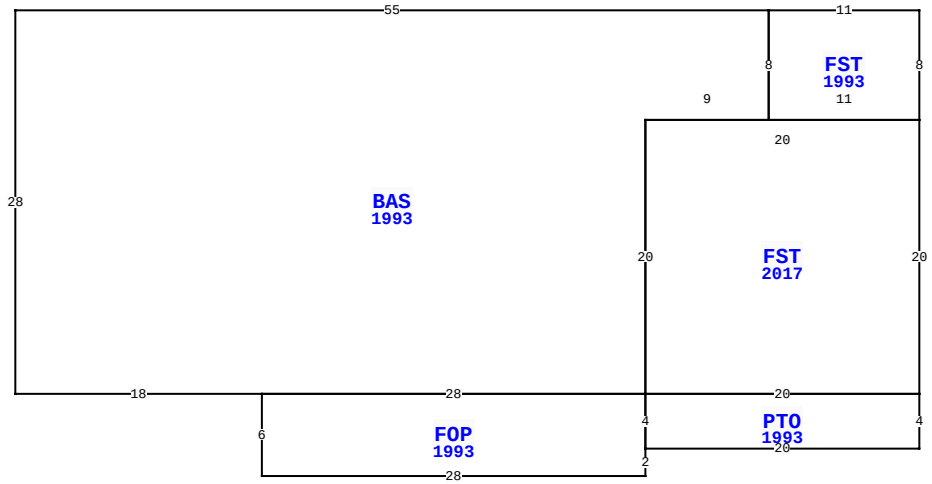
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,360	100	1,360	108,573
FOP	168	30	50	3,992
FST	88	55	48	3,832
FST	400	55	220	17,563
PTO	80	5	4	319
TOTALS	2,096		1,682	134,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	128.2000	115.70	194,607	1965	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1360 HX Base Yr 2014



774 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		134,279
TOTAL MARKET OB/XF VALUE		2,771
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		177,050
SOH/AGL Deduction		83,785
ASSESSED VALUE		93,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,265
TOTAL JUST VALUE		177,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0555	11/29/2011	WD	U	I	11	64,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SLAVINSKAITE RASA						
1757/1811	9/29/2011	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W55 S28 E18 FOP=[YR=1993] S6 E28 N2PTO=[YR=1993] E20N4 FST=[YR=2017] N20 W20 S20E20$ W20S4$N4W28$ E28 N20 E9 N8 $ S8 E11 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2011	2011	3	55	1,056	

LAND DESCRIPTION

TOTAL OB/XF 2,771

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	0006	RS-2	80.00	115.00	80.00	FF		1.00	1.00	0.50	1,000.00	500.00	40,000							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS