PT OF CASHEN LOT 7 (TRACT 3)
IN OR 1374/731
SUB OF SEC 30 PB 1/5

BULLINGTON AARON M & NATASHA A
733 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0007-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

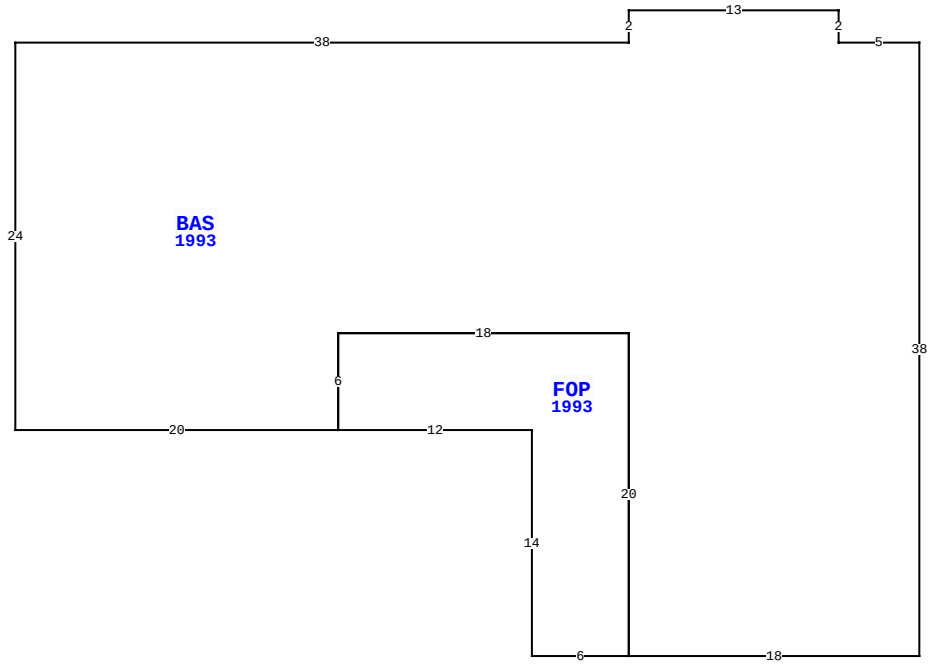
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,514	100	1,514	141,647
FOP	192	30	58	5,426
TOTALS	1,706		1,572	147,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	119.8500	108.16	170,028	1985	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1514 HX Base Yr 2006



733 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		147,074
TOTAL MARKET OB/XF VALUE		3,936
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		251,010
SOH/AGL Deduction		121,454
ASSESSED VALUE		129,556
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,556
TOTAL JUST VALUE		251,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1781	NEW CONSTR	1,781	01/15/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0731	12/15/2005	WD	U	I	01	100
GRANTOR: BULLINGTON MARK W & K						
GRANTEE: BULLINGTON AARON M						
1283/0963	12/23/2004	WD	U	I	06	100
GRANTOR: BULLINGTON MARK W & K						
GRANTEE: BULLINGTON MARK W E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W13 S2 W38 S24 E20 FOP=[YR=1993] E12 S14 E6 N20 W18 S6$ N6 E18 S20 E18 N38$.

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	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2001	2001	3	82	256	
3	0810	CONCRETE A	0	100	31	18	558.00	SF	6.50	6.50	100	2001	2001	3	82	2,974	
4	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,936

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	100.00	218.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS