PT OF LOT 7
IN OR 762 PG 143
SUB OF SEC 30 PB 1/5

HYERS R DAVID
725 MCSWAIN RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

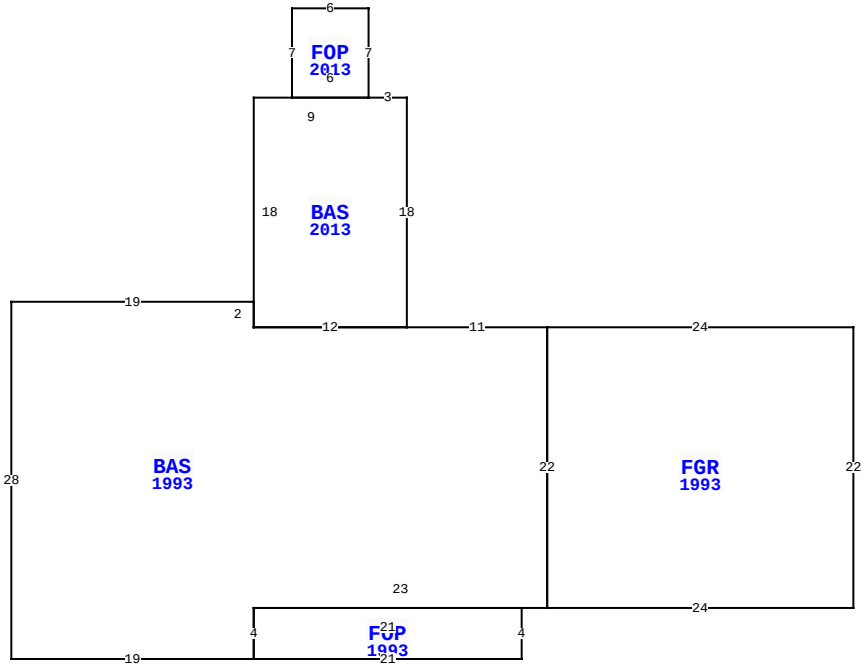
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,038	100	1,038	95,320
BAS	216	100	216	19,835
FGR	528	55	290	26,631
FOP	84	30	25	2,296
FOP	42	30	13	1,193
TOTALS	1,908		1,582	145,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	110.1600	104.65	165,556	1992	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 1997 Heated Area: 1254 HX Base Yr 1997



725 MCSWAIN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		145,275
TOTAL MARKET OB/XF VALUE		7,376
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		282,651
SOH/AGL Deduction		165,665
ASSESSED VALUE		116,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,986
TOTAL JUST VALUE		282,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8078	NEW CONSTR	45,710	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0143	6/05/1996	WD	Q	I		70,900
GRANTOR: DEONAS DEMETRIOS N						
GRANTEE: HYERS R DAVID						
0731/0879	6/13/1995	QC	U	I	01	100
GRANTOR: DEONAS REBECCA E						
GRANTEE: DEONAS DEMETRIOS N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W11 BAS=[YR=2013] N18 W3
FOP=[YR=2013] N7 W6 S7 E6$ W9 S18 E12$ W12 N2 W19 S28
E19FOP=[YR=1993] E21 N4 W21 S4$ N4 E23 N22$S22 E24 N22$.

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	1,473.00	SF	6.50	6.50	100	1992	1992	3	64	6,128	
2	0940	SHEDS/PORT	0	100	8	14	112.00	SF	30.00	30.00	100	1998	1998	3	20	672	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 7,376

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		RSF-	2100.00	217.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS