PT OF LOT 7
IN OR 25 PG 359
SUB OF SEC 30 PB 1/5

HOLMES FREDNA DORIS EST
766 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

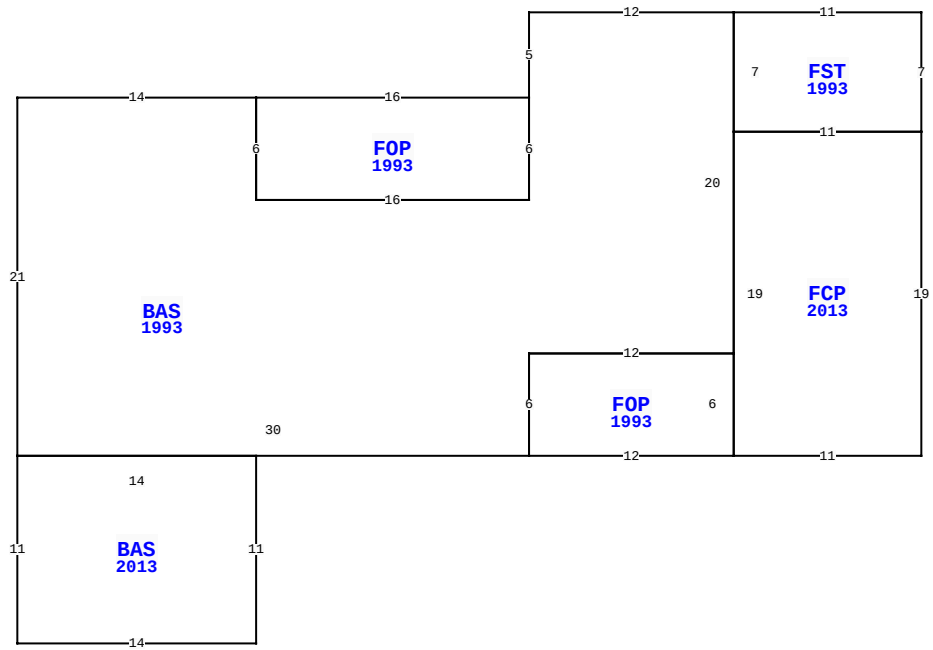
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	774	100	774	65,670
BAS	154	100	154	13,066
FCP	209	25	52	4,412
FOP	72	30	22	1,867
FOP	96	30	29	2,461
FST	77	55	42	3,563
TOTALS	1,382		1,073	91,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	130.3800	123.86	132,902	1963	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 928 HX Base Yr



766 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	91,038
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	143,038
SOH/AGL Deduction	20,619
ASSESSED VALUE	122,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,419
TOTAL JUST VALUE	143,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W12 S5 FOP=[YR=1993] W16 S6 E16 N6$ S6 W16 N6 W14 S21 BAS=[YR=2013] S11 E14 N11 W14$ E30 FOP=[YR=1993] E12 FCP=[YR=2013] E11 N19 W11 S19$ N6 W12 S6$ N6 E12 N20$ S7 E11 N7$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	80.00	121.00	80.00	FF		1.00	1.00	0.50	1,300.00	650.00	52,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 08/06/2024 BY SYS