

BLACKER HOLLY M
MCSWAIN STREET, 720 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0800-0007-0060



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	12	HARDWOOD 100																						
Air Condition	02	WINDOW 100																						
Heating Type	03	FORCED AIR 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	1,275	100	1,275	101,818																				
FOP	36	30	11	878																				
UCP	216	20	43	3,434																				
USP	168	30	50	3,993																				
TOTALS	1,695		1,379	110,123																				
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									
1	0500	FP -PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770										
2	0681	POLE SHED	0 100	10 22	220.00	SF	15.00	15.00	100	1999	1999	3	27	891										
3	0510	GARAGE WD-	0 100	14 24	336.00	SF	35.00	35.00	100	1999	1999	3	27	3,175										
4	0351	CARPOR MT	0 100	33 16	528.00	SF	7.10	7.10	100	1999	1999	3	20	750										
5	0825	BRICK	0 100	13 12	156.00	SF	6.25	6.25	100	1980	1980	3	73.5	717										
6	0940	SHEDS/PORT	0 100	12 12	144.00	SF	30.00	30.00	100	2004	2004	3	22	950										
7	0350	CARPOR WD	0 100	12 5	60.00	SF	13.00	13.00	100	2004	2004	3	22	172										
LAND DESCRIPTION		TOTAL OB/XF 7,425																						
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	100		RSF	2169.00	150.00	169.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	219,700							
REVIEW DATE	05/12/2019		BY	KBA	Total Acres:	0.00		Total Land Value:	219,700		Market:	0		Agricultural:	0		Common:	219,700		PRINTED 08/06/2024 BY SYS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,379	122.7200	116.58	160,764	1960	1980		0	0	31.50	68.50
1 SINGLE FAM - 100% - 1982 Heated Area: 1275 HX Base Yr 1982												

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

E1225587

DESCRIPTION

REPLACE WEATHERHE

AMT

0

ISSUED

11/01/2012

B9906397

NETAL FRAME BOAT

4,455

08/01/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1571/0894

6/02/2008

FJ

U

I

11

0

GRANTOR: CLERK OF COURT

GRANTEE: BLACKER HOLLY M

0663/1286

7/23/1992

WD

Q

I

56,500

GRANTOR: DOUGHERTY MELVIN JR

GRANTEE: BLACKER BRUCE & H M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=1999] N12 W14 S12 E14 \$ W30 S33 E25 FOP=[YR=1993] S6 E6 UCP=[YR=1993] E12 N18 W12 S18 \$ N6 W6 \$ E6 N12 E12 N21 \$.