

MCSWAIN JUANITA R
750 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0007-0090



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

03

PLASTER 100

Interior Floo

12

HARDWOOD 100

Air Condition

02

WINDOW 100

Heating Type

02

CONVECTION 100

Bedrooms

3

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

02

Quality Level 02

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

1,304

100

1,304

96,738

FOP

126

30

38

2,819

UST

432

45

194

14,392

TOTALS

1,862

1,536

113,949

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

0350

CARPORT WD

0 100

0

0

384.00

SF

13.00

13.00

100

2008

2008

3

35

1,747

LAND DESCRIPTION

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-2

50.00

160.00

50.00

FF

1.00

1.00

0.50

1,300.00

650.00

32,500

2

000100

C

SFR

100

RSF-2

160.00

130.00

160.00

FF

1.00

1.00

0.50

1,300.00

650.00

104,000

3

000100

C

SFR

100

RSF-2

80.00

128.00

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:

188,500

Market:

0

Agricultural:

0

Common:

188,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,536

114.0000

108.30

166,349

1959

1980

0

0

0

31.50

68.50

1 SINGLE FAM - 100% - 0

Heated Area: 1304

HX Base Yr

UST

2007

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/11/2024

MLU

750 MCSWAIN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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

STANDARD

113,949

1,747

188,500

304,196

201,714

102,482

102,482

0

304,196

0

256,034

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

BAS=[YR=1993] W31 UST=[YR=2007] W24 S30 E12N24E12N6\$ S6 W12S26 E13 FOP=[YR=1993] S7 E18 N7W18\$ E30 N32\$.