LOT 34
IN OR 2187/1489
ISLAND BLUFF SUB PB 5/92

SWAFFORD JUDY J L/E/
1726 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0034-0000

BUILDING CHARACTERISTICS

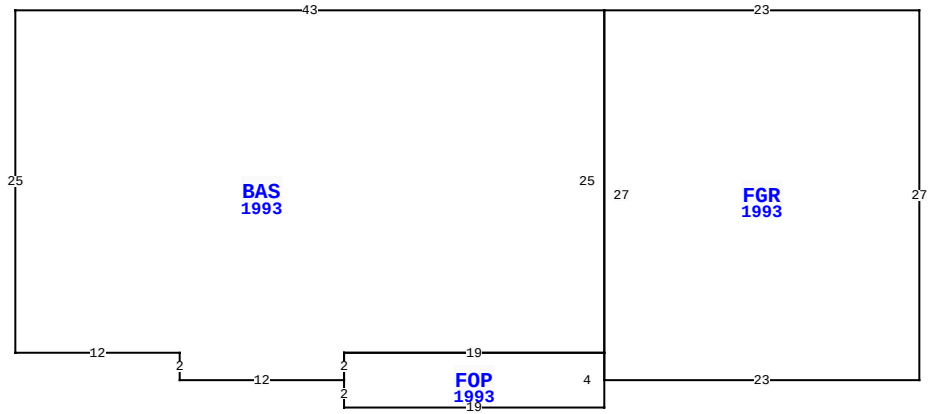
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,099	100	1993	1,099	162,001
FGR	621	55	1993	342	50,413
FOP	76	30	1993	23	3,390
TOTALS	1,796			1,464	215,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,464	134.1912	177.13	259,318	1986	1988	0	0	0	16.78	83.22

1 SNGL FAM – 100% - 2003 Heated Area: 1099 HX Base Yr 2003



1726 PHEASANT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		215,804
TOTAL MARKET OB/XF VALUE		5,214
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		421,018
SOH/AGL Deduction		298,011
ASSESSED VALUE		123,007
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		17,285
TOTAL JUST VALUE		421,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995871	XFOB	5,100	03/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/1489	3/25/2018	QC	U	I	11	100
GRANTOR: SWAFFORD JUDY J						
GRANTEE: KECHTER SHARON & JA						
1080/1613	9/16/2002	WD	Q	I		125,000
GRANTOR: PEAHOTA FRANK R & CHE						
GRANTEE: SWAFFORD JUDY J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] W43 S25 E12 S2 E12
FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 $ S27 E23 N27 $.

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	687.00	SF	5.53	5.53	100	1986	1986	3	47	1,784	
2	0810	CONCRETE A	0	100	3	30	90.00	SF	5.53	5.53	100	1986	1986	3	47	234	
3	0756	FEP	0	100	14	13	182.00	SF	27.00	27.00	100	1999	1999	3	20	983	
4	0755	FSP	0	100	14	24	336.00	SF	20.00	20.00	100	1999	1999	3	20	1,344	
5	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1999	1999	3	75	541	
6	1242	WD DECK A	0	100	0	0	164.00	SF	10.00	10.00	100	1999	1999	3	20	328	

LAND DESCRIPTION

TOTAL OB/XF 5,214

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS