LOTS 19,20,21,22,23 & PT OF
LOT 24 IN OR 1773/464 &
ESMT IN OR 1773/482

WOOTTON DOUGLAS & STACY M L/E/
736 MCSWAIN RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0680-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

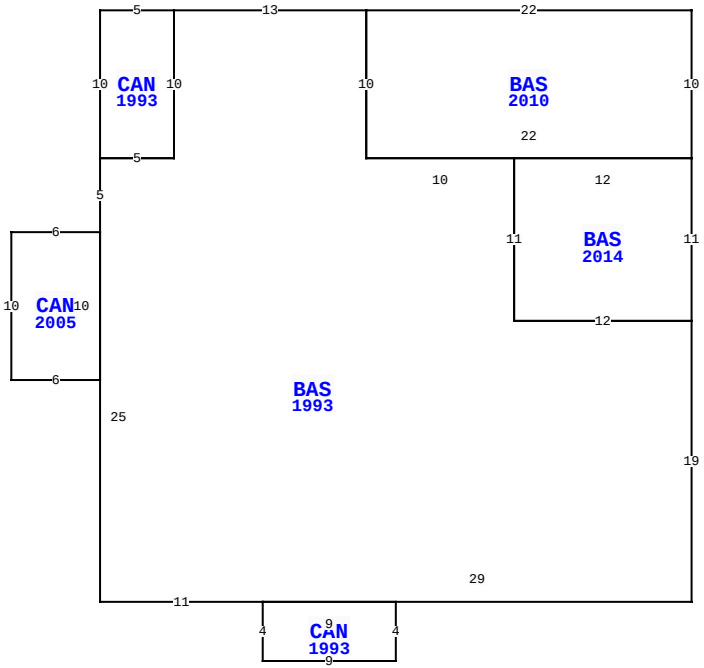
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	03	CONC FINSH 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	NL	NET LEASE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1993	1,198	116,497
BAS	220	100	2010	220	21,394
BAS	132	100	2014	132	12,836
CAN	36	30	1993	11	1,070
CAN	50	30	1993	15	1,458
CAN	60	30	2005	18	1,750
TOTALS	1,696			1,594	155,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,594	90.5310	126.29	201,306	1955	2000	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 0 Heated Area: 1550 HX Base Yr



1683 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/01/2018	KK	LGL DATE	04/04/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	220,987
TOTAL MARKET OB/XF VALUE	57,715
TOTAL LAND VALUE - MARKET	535,215
TOTAL MARKET VALUE	813,917
SOH/AGL Deduction	272,818
ASSESSED VALUE	541,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,099
TOTAL JUST VALUE	813,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003888	RRF	10,000	06/01/2018
E1428028	REMODEL	0	07/01/2014
B1428476	REMODEL	5,000	03/01/2014
B1326848	ADDITION	17,211	02/01/2013
B074516	XFOB	15,000	12/07/1998
7719	REPAIR/RRF	2,000	12/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/0955	7/05/2022	LE	U	I	11	100
GRANTOR: WOOTTON DOUGLAS M & S						
GRANTEE: WOOTTON SKYLA & STA						
1773/0464	12/30/2011	WD	U	I	11	210,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: WOOTTON DOUGLAS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W22 BAS=[YR=1993] W13 CAN=[YR=1993] W5 S10 E5 N10$S10 W5 S5 CAN=[YR=2005] W6 S10E6N10$S25 E11 CAN=[YR=1993] S4 E9 N4 W9$E29 N19 BAS=[YR=2014] N11 W12 S11 E12$ W12 N11 W10 N10$ S10 E22 N10$.

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	0803	ASPHALT C	0	0	0	0	5,160.00	SF	2.00	2.00	100	1995	1995	3	50	5,160	
2	0443	STK FNC 6'	0	0	0	0	70.00	LF	10.00	10.00	100	2005	2005	3	22	154	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1991	1991	3	28	871	
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1995	1995	3	100	400	
6	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1995	1995	3	100	1,000	
7	0464	FNC GT 10'	0	0	0	0	3.00	UT	350.00	350.00	100	1995	1995	3	32	336	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	36	162	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	36	162	
10	0812	CONCRETE C	0	0	0	0	7,578.00	SF	4.00	4.00	100	2000	2000	3	77	23,340	

TOTAL OB/XF 31,745

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0	0003	CI	150.00	100.00	35,681.00	SF		1.00	1.00	1.00	15.00	15.00	535,215							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 535,215 Market: 0 Agricultural: 0 Common: 535,215 PRINTED 07/30/2025 BY SYS

LOTS 19,20,21,22,23 & PT OF
LOT 24 IN OR 1773/464 &
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WOOTTON DOUGLAS & STACY M L/E/
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NASSAU COUNTY PROPERTY

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Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		7 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

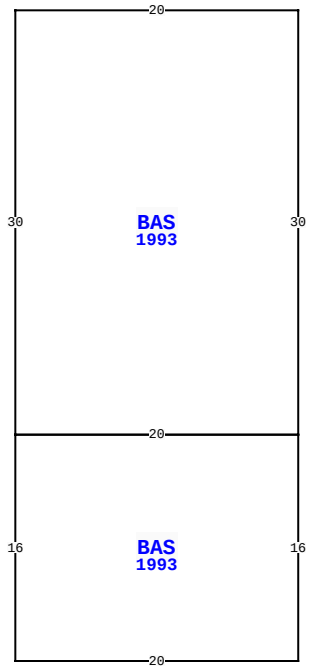
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	1993	320	22,950
BAS	600	100	1993	600	43,031
TOTALS	920			920	65,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	920	66.7642	93.14	85,689	1955	2000	0	0	0	23.00	77.00

2 RETAILSTOR – 0% - 0 Heated Area: 920 HX Base Yr



1683 S 8TH ST, FERNANDINA BEACH

BLD DATE	11/01/2018	KK	LGL DATE	04/04/2025 DC
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,099
TOTAL JUST VALUE	813,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7711	REMODEL	31,000	12/05/1991
4327	N/A	500	08/31/1987
4479	N/A	100	08/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/0955	7/05/2022	LE	U	I	11	100
GRANTOR: WOOTTON DOUGLAS M & S						
GRANTEE: WOOTTON SKYLA & STA						
1773/0464	12/30/2011	WD	U	I	11	210,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: WOOTTON DOUGLAS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N16 BAS=[YR=1993] N30 W20 S30 E20$W20 S16 E20$.

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
11	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	3,643	
12	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	100	1,000	
13	0443	STK FNC 6'	0	0	0	0	48.00	LF	10.00	10.00	100	2010	2010	3	40	192	
14	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	2013	2013	3	68	20,563	
15	0443	STK FNC 6'	0	0	0	0	104.00	LF	10.00	10.00	100	2013	2013	3	55	572	

LAND DESCRIPTION

TOTAL OB/XF 25,970

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

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 535,215 Market: 0 Agricultural: 0 Common: 535,215 PRINTED 07/30/2025 BY SYS