PT OF LOT 7 (LOTS 5 & 6)
IN OR 2576/952
(EX OR 2703/1013)

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

2025

00-00-30-0800-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

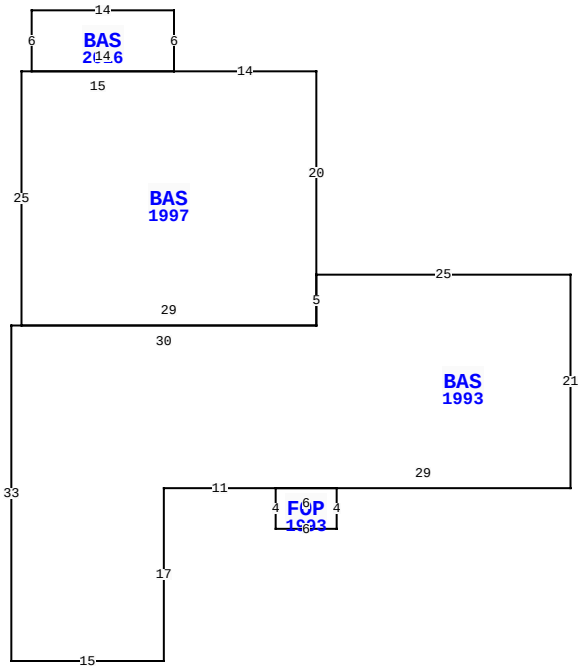
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	121,013
BAS	725	100	1997	725	69,631
BAS	84	100	2016	84	8,068
FOP	24	30	1993	7	672
TOTALS	2,093			2,076	199,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	115.2000	115.20	239,155	1962	1990	0	0	0	16.63	83.37

1 SINGLE FAM – 100% - 2016 Heated Area: 2069 HX Base Yr 2016



736 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		199,384
TOTAL MARKET OB/XF VALUE		43,272
TOTAL LAND VALUE - MARKET		219,700
TOTAL MARKET VALUE		462,356
SOH/AGL Deduction		152,046
ASSESSED VALUE		310,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,588
TOTAL JUST VALUE		462,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632444	POOL	0	06/06/2016
B1632285	30X23 CPT	15,401	05/01/2016
B950299	REPAIR/RRF	800	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0952	7/05/2022	LE	U	I	11	100
GRANTOR: WOOTTON DOUGLAS & STA						
GRANTEE: WOOTTON SKYLA & STA						
2039/0410	4/06/2016	WD	U	I	11	100
GRANTOR: EAST JOSEPH E & MARY						
GRANTEE: WOOTTON DOUGLAS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 BAS=[YR=1997] N20 W14 BAS=[YR=2016] N6 W14 S6 E14$ W15 S25 E29 N5 $ S5 W30 S33 E15 N17 E11 FOP=[YR=1993] S4 E6 N4 W6 $ E29 N21 $.

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	322.00	SF	6.50	6.50	100	1994	1994	3	66	1,381	
2	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2004	2004	3	83	5,395	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2004	2004	3	83	469	
4	0351	CARPORT MT	0	100	24	30	720.00	SF	10.00	10.00	100	2016	2016	3	70	5,040	
5	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2016	2016	3	78	25,857	
6	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2016	2016	3	95	5,130	

LAND DESCRIPTION

TOTAL OB/XF 43,272

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-	169.00	150.00	169.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	219,700							

REVIEW DATE 04/19/2024 BY HS Total Acres: 0.00 Total Land Value: 219,700 Market: 0 Agricultural: 0 Common: 219,700 PRINTED 07/30/2025 BY SYS