PT OF LOT 7 S-9 & S-11
IN OR 192/404 193/437 220/483
SUB OF SEC 30 PB 1/5

MCSWAIN JUANITA R
750 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0007-0090

NASSAU COUNTY PROPERTY

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

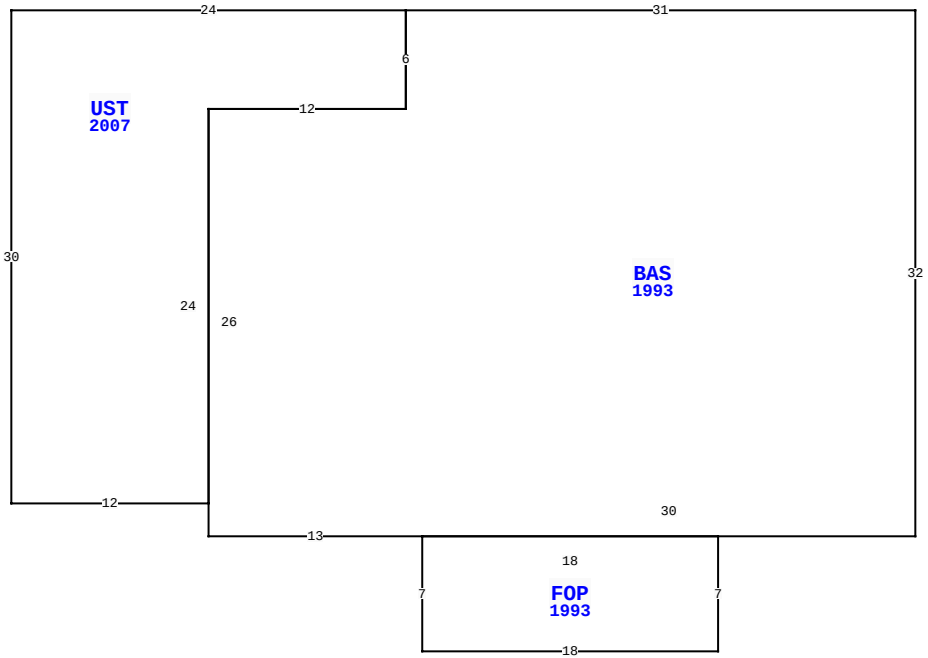
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1993	1,304	101,086
FOP	126	30	1993	38	2,946
UST	432	45	2007	194	15,039
TOTALS	1,862			1,536	119,071

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	114.00	175,104	1959	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1304 HX Base Yr



750 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		119,071
TOTAL MARKET OB/XF VALUE		1,548
TOTAL LAND VALUE - MARKET		188,500
TOTAL MARKET VALUE		309,119
SOH/AGL Deduction		203,665
ASSESSED VALUE		105,454
TOTAL EXEMPTION VALUE	HX HB WX SL	105,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		309,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,196

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$.

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	0350	CARPORT WD	0	100	0	0	384.00	SF	13.00	13.00	100	2008	2008	3	31	1,548	

TOTAL OB/XF 1,548

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	000100	C	RES	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	RES	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	RES	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 PRINTED 07/30/2025 BY SYS