

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

00-00-30-0680-0019-0000



BUILDING CHARACTERISTICS/CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		17	CB STUCCO 70							1101	04	1,594	90.5310	133.99	213,580		1955	2000	0	0	25.00	75.00	VALUATION BY											
Exterior Wall		16	WD FR STUC 30							1 RETAILSTOR 0% - 0														STANDARD										
Roof Structur		04	WOOD TRUSS 100							Heated Area: 1550														Tax Group: 8										
Roof Cover		03	COMP SHNGL 100																					Tax Dist:										
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE										
Interior Floo		14	CARPET 90																					TOTAL MARKET OB/XF VALUE										
Interior Floo		03	CONC FINSH 10																					TOTAL LAND VALUE - MARKET										
Ceiling		02	F.NOT SUS 100																					TOTAL MARKET VALUE										
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE										
Fixtures		05	5 100																					TOTAL EXEMPTION VALUE										
Frame		03	MASONRY 100																					BASE TAXABLE VALUE										
Story Height			8 100																					TOTAL JUST VALUE										
RMS			2 100																					NCON VALUE										
Stories		1.	1. 100																					INCOME VALUE										
Units		05	0 100																					PREVIOUS YEAR MKT VALUE										
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																															
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	120,390																													
BAS	220	100	2010	220	22,109																													
BAS	132	100	2014	132	13,265																													
CAN	36	30	1993	11	1,106																													
CAN	50	30	1993	15	1,508																													
CAN	60	30	2005	18	1,809																													
TOTALS		1,696			1,594	160,185																												
EXTRA FEATURES					1683 S 8TH ST, FERNANDINA BEACH										BLD DATE		11/01/2018		KK	LGL DATE		05/07/2026		DC										
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	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	21	147																		
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1991	1991	3	27	840																		
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	30	315																		
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	32	144																		
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1995	1995	3	32	144																		
10	0812	CONCRETE C	0	0	0	0	7,578.00	SF	4.00	4.00	100	2000	2000	3	75	22,734																		
LAND DESCRIPTION										TOTAL OB/XF										31,044														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	20.00	20.00	713,620																	

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