



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	1	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	2,176	100	1993	2,176	158,424
FST	160	55	1993	88	6,407
STP	30	10	1993	3	218
TOTALS	2,366			2,267	165,049

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0 100	9	8	72.00	SF	30.00	30.00
3	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00
4	0940	SHEDS/PORT	0 100	9	8	72.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2154.00	106.00	154.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,267	89.1800	93.64	212,282	1943	1965	0	0	0 22.25	77.75	
1 SINGLE FAM 100% - 0 Heated Area: 2176 HX Base Yr 1980												
780 MCSWAIN RD, FERNANDINA BEACH												

TOTAL OB/XF												
1,704												

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1,704												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		165,049	
TOTAL MARKET OB/XF VALUE		1,704	
TOTAL LAND VALUE - MARKET		154,000	
TOTAL MARKET VALUE		320,753	
SOH/AGL Deduction		227,213	
ASSESSED VALUE		93,540	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		42,129	
TOTAL JUST VALUE		320,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7436	GARAGE	13,260	08/02/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0228/0603	11/24/1976	WD	Q	I		10,000	
GRANTOR: ROWLAND WILLARD W & J							
GRANTEE: JORDAN HORACE & LIL							
0072/0331	9/30/1966	TA	Q	I		5,500	
GRANTOR: ARNOLD JEROME & ELLEN							
GRANTEE: ROWLAND WILLARD W &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W72 S38 E8 FST=[YR=1993] S10 E16 N2							
STP=[YR=1993] E5 N6 W5 S6\$ N8 W16\$ E24 N14 E40 N24\$.							

TOTAL OB/XF												
1,704												