



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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	1,038	100	1993	1,038	104,156
BAS	216	100	2013	216	21,674
FGR	528	55	1993	290	29,099
FOP	84	30	1993	25	2,509
FOP	42	30	2013	13	1,305
TOTALS	1,908			1,582	158,744

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0940	SHEDS/PORT
3	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,582	110.1600	115.67	182,990	1992	1998	0	0	0	13.25
1 SINGLE FAM 100% - 1997 Heated Area: 1254 HX Base Yr 1997											
725 MCSWAIN RD, FERNANDINA BEACH											

TOTAL OB/XF 1,248											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0	100	8	14			112.00	SF	30.00
3	0940	SHEDS/PORT	0	100	12	8			96.00	SF	30.00

TOTAL OB/XF 1,248											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	217.00	100.00	FF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	158,744		
TOTAL MARKET OB/XF VALUE	1,248		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	359,992		
SOH/AGL Deduction	236,363		
ASSESSED VALUE	123,629		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	72,218		
TOTAL JUST VALUE	359,992		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,237		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8078	NEW CONSTR	45,710	05/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0762/0143	6/05/1996	WD	Q	I	
GRANTOR: DEONAS DEMETRIOS N					SALE PRICE
GRANTEE: HYERS R DAVID					
0731/0879	6/13/1995	QC	Q	I	01
GRANTOR: DEONAS REBECCA E					100
GRANTEE: DEONAS DEMETRIOS N					

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
FGR=[YR=1993] W24 BAS=[YR=1993] W11 BAS=[YR=2013] N18 W3		
FOP=[YR=2013] N7 W6 S7 E6\$ W9 S18 E12\$ W12 N2 W19 S28		
E19FOP=[YR=1993] E21 N4 W21 S4\$ N4 E23 N22\$S22 E24 N22\$.		