PT OF CASHEN LOT 7 (TRACT 4)
IN OR 2750/108
SUB OF SEC 30 PB 1/5

LACOSS TERRY DAVID
741 MCSWAIN ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0007-0140

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

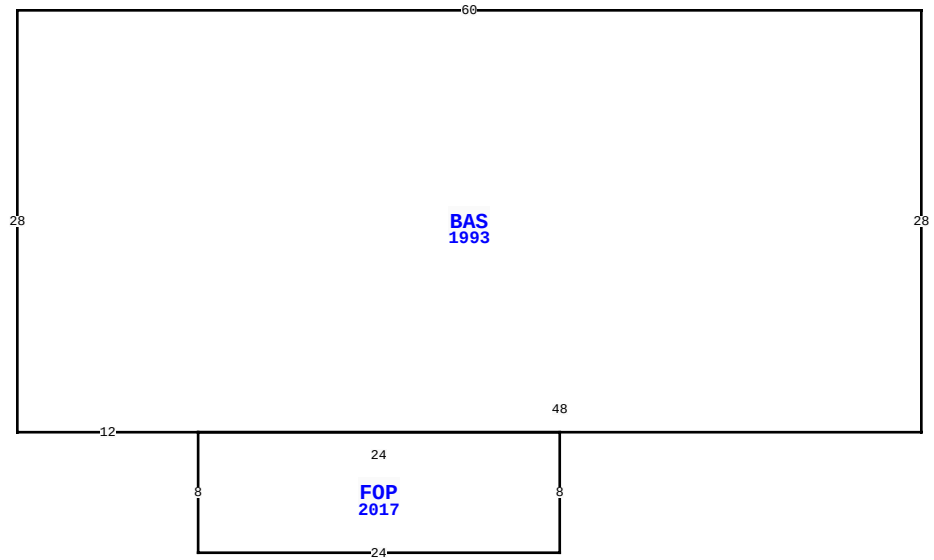
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	178,953
FOP	192	30	2017	58	6,178
TOTALS	1,872			1,738	185,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	119.0000	124.95	217,163	1984	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2005 Heated Area: 1680 HX Base Yr 2005



741 MCSWAIN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		185,131
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		393,031
SOH/AGL Deduction		221,200
ASSESSED VALUE		171,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,420
TOTAL JUST VALUE		393,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2145	NEW CONSTR	40,000	07/05/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/108	11/07/2024	QC	U	I	11	100
GRANTOR: LACOSS APRIL CRANFORD						
GRANTEE: LACOSS TERRY DAVID						
1243/1778	7/08/2004	WD	Q	I		179,000
GRANTOR: POWELL DAVID LEE						
GRANTEE: LACOSS TERRY D & AP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E12 FOP=[YR=2017] S8 E24 N8 W24$ E48 N28$.

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
5	0911	SCRN RM A	0	100	16	20	320.00	SF	36.00	36.00	100	2003	2003	3	20	2,304	
7	1242	WD DECK A	0	100	0	0	523.00	SF	10.00	10.00	100	2002	2002	3	20	1,046	
8	0510	GARAGE WD-	0	100	0	0	368.00	SF	35.00	35.00	100	2004	2004	3	30	3,864	
9	0350	CARPORT WD	0	100	25	16	400.00	SF	8.58	8.58	100	2004	2004	3	20	686	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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-	2100.00	218.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS