PT LOT 8
PT OR 1899/1322
STRATHMORE PLACE PB 3/10

MOORE EILEEN S REV TRUST/MOORE EILEEN SHANNON CO-T
208 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1740-0008-0010

BUILDING CHARACTERISTICS

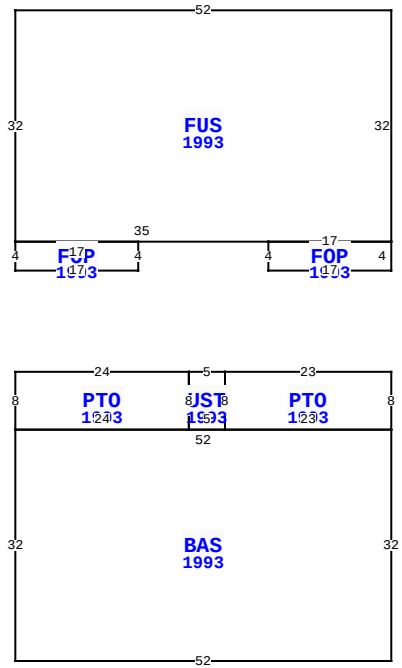
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	156,986
FOP	68	30	20	1,887
FOP	68	30	20	1,887
FUS	1,664	100	1,664	156,986
PTO	184	5	9	849
PTO	192	5	10	943
UST	40	45	18	1,698
TOTALS	3,880		3,405	321,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	3,405	100.7400	111.82	380,747	1966	1990	0	0	0	15.63	84.37

1 QUAD PLEX – 0% - 0 Heated Area: 3328 HX Base Yr



270 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,236
TOTAL MARKET OB/XF VALUE	5,575
TOTAL LAND VALUE - MARKET	1,410,000
TOTAL MARKET VALUE	1,736,811
SOH/AGL Deduction	183,147
ASSESSED VALUE	1,553,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,553,664
TOTAL JUST VALUE	1,736,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,721,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180551	REP DECK	17,000	02/15/2018
20051051	REPAIR DOORS & SI	3,000	01/13/2005
20021202	PLUMBING REPLAIRS	1,000	07/12/2002
983336	CHANGE DISCONNECT	0	03/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1899/1322	1/28/2014	WD	U	I	11	100
GRANTOR: MOORE EILEEN SHANNON						
GRANTEE: MOORE EILEEN SHANNO						
0294/0131	6/01/1979	QD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W23UST=[YR=1993] W5 PTO=[YR=1993] W24 S8 BAS=[YR=1993] S32 E52 N32 W52 $ E24 N8 $ S8 E5 N8 $ S8 E23 N8 $ PTR= N50 FUS=[YR=1993] W52 S32 FOP=[YR=1993] S4 E17 N4 W17$E35 FOP=[YR=1993] S4 E17 N4 W17 $ E17 N32 $ S50 $.

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	1242	WD DECK A	0	0	8	52	416.00	SF	13.00	13.00	100	2017	2017	3	82	4,435	
2	1241	WD DECK G	0	0	3	13	39.00	UT	11.50	11.50	100	2017	2017	3	87	390	
3	0810	CONCRETE A	0	0	0	0	342.00	SF	3.25	3.25	100	1966	1966	3	20	222	
4	1241	WD DECK G	0	0	4	12	48.00	UT	11.50	11.50	100	1995	1995	3	24	132	
5	1241	WD DECK G	0	0	4	12	48.00	UT	11.50	11.50	100	1995	1995	3	24	132	
6	1123	CB 8"	0	0	0	0	215.00	SF	6.15	6.15	100	1966	1966	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 5,575

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	000120	C	SFR OCN FT	0	0006	R-3	94.00	235.00	94.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,410,000							

REVIEW DATE 04/16/2018 BY DJ Total Acres: 0.00 Total Land Value: 1,410,000 Market: 0 Agricultural: 0 Common: 1,410,000 PRINTED 08/02/2023 BY SYS