

BLOCK 40 LOT S1/2 OF 1
IN OR 2047/771
CITY OF FDNA BEACH

MOORE EILEEN S REVOCABLE TRUST/IRA EILEEN SHANNON
208 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0040-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floop	12
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	02
Stories	1.5
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	
04 Quality Level 04	
DOR CODE 0100 SINGLE FAMILY	
MAP NUM MKT AREA 01	
NEIGHBORHOOD/LOC 1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1,189	134,243
FOP	160	30	48	5,420
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FUS	944	100	944	106,582

TOTALS	2,453	2,229	251,664
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0825	BRICK	0	100	6	4	24.00	SF	12.50
3	0825	BRICK	0	100	4	4	16.00	SF	12.50
4	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50
5	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50
6	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,229	113.1900	134.41	299,600	1910	1990	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2000 Heated Area: 2133 HX Base Yr 2000											
208 S 7TH ST, FERNANDINA BEACH											

TOTAL OB/XF									
10,756									

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10,756									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		251,664	
BUILDING MARKET VALUE		10,756	
TOTAL MARKET OB/XF VALUE		200,000	
TOTAL LAND VALUE - MARKET		462,420	
TOTAL MARKET VALUE		318,114	
SOH/AGL Deduction		144,306	
ASSESSED VALUE		50,000	
TOTAL EXEMPTION VALUE		94,306	
BASE TAXABLE VALUE		462,420	
TOTAL JUST VALUE		0	
NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE		394,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140032	GARAGE	12,000	01/07/2014
20032895	REPLACE DECK ROT	1,000	04/11/2003
10312B	REPAIR/RRF	2,450	02/18/1997
6283	REPAIR/RRF	100	12/05/1990
BP4330	N/A	800	06/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2047/0771	5/18/2016	QC	U	I	11	100	
GRANTOR: IRA EILEEN SHANNON ET							
GRANTEE: MOORE EILEEN SHANNO							
2047/0769	5/18/2016	QC	U	I	11	100	
GRANTOR: IRA EILEEN SHANNON F/							
GRANTEE: IRA EILEEN SHANNON							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W2 N13 W23 S5 E3 S8 W1 S2 W15 S13 E16 S17 E1							
FOP=[YR=1993] S8 E20 N8 W20 \$ E21 N32 \$ PTR= E15							
FUS=[YR=1993] E16 N2 E22 S32 W1 FOP=[YR=1993] S8 W20 N8 E20							
\$ W21 N15 W16 N15 \$ W15 \$.							