

BLOCK 150 LOT N75 FT OF 1 & 16
IN OR 1741/846
CITY OF FDNA BEACH

BRENNAN EILEEN
504 FIR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0150-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1001.00	

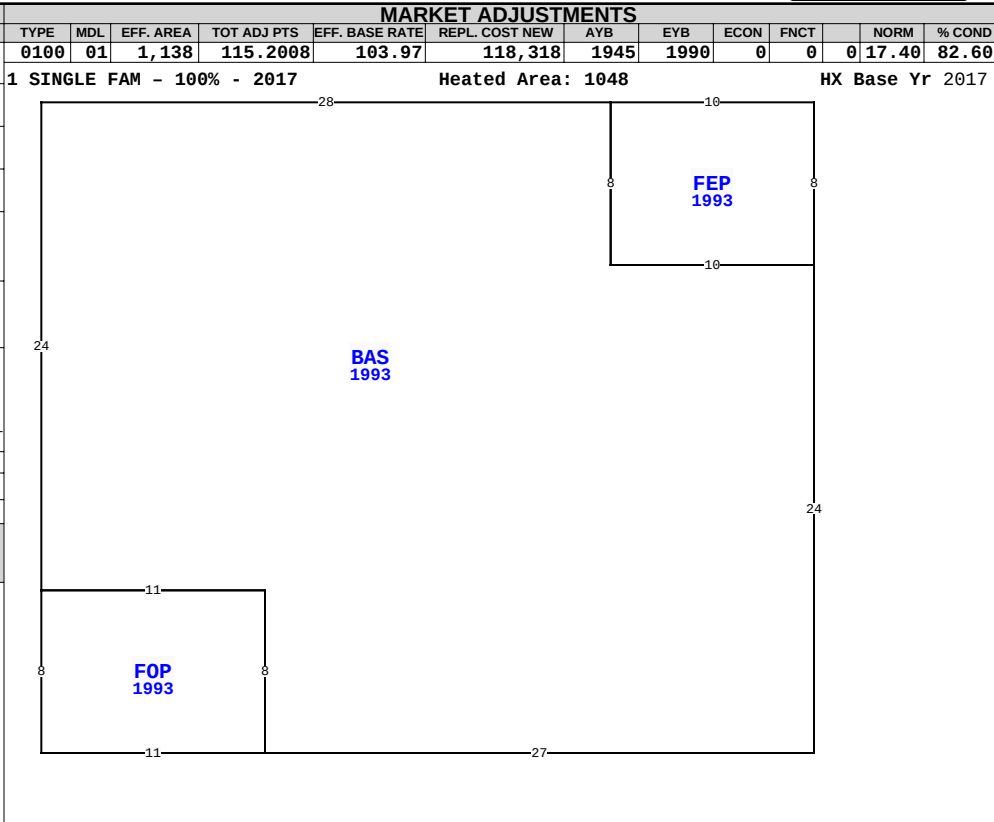
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	90,002
FEP	80	80	64	5,496
FOP	88	30	26	2,233

TOTALS	1,216	1,138	97,731
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	3	30	90.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	8	67	536.00	SF	6.50	6.50
3	0510	GARAGE WD-	0 100	14	24	336.00	SF	35.00	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	0006	R-2	75.00	100.00	75.00

REVIEW DATE	10/08/2018	BY	DJX
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504 FIR ST, FERNANDINA BEACH

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

TOTAL OB/XF										3,247		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
06	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	2

Total Acres: 0.00	Total Land Value: 262,500	Market: 0	Agricultural: 0	Common: 262,500
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		97,731	
TOTAL MARKET OB/XF VALUE		3,247	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		363,478	
SOH/AGL Deduction		200,550	
ASSESSED VALUE		162,928	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		112,928	
TOTAL JUST VALUE		363,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121118	1 TREE REMOVED	0	06/13/2012
20062010	REROOFW/30YR SHNG	2,994	08/28/2006
20053084	1 TREE REMOVAL	0	11/28/2005
20033168	REROOF GARAGE	2,000	05/29/2003
20004308	REPAIR AC UNIT	0	11/06/2000
6263	REPAIR/RRF	500	11/15/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1741/0846	5/12/2011	WD U	I	11	
GRANTOR: WELLS FARGO BANK					35,500
GRANTEE: BRENNAN EILEEN					
1702/1247	10/04/2010	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: WELLS FARGO BANK					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W10 N8 W28 S24 FOP=[YR=1993] S8 E11 N8W11\$ E11 S8 E27 N24\$ FEP=[YR=1993] N8 W10 S8E10\$.					

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV