

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

2024

00-00-31-1740-0008-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 50     |
| Exterior Wall            | 23 | REINF CONC 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 08 | SHT VINYL 50   |
| Interior Floor           | 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        | 168,975              |
| FOP       | 68               | 30          | 20           | 2,031                |
| FOP       | 68               | 30          | 20           | 2,031                |
| FUS       | 1,664            | 100         | 1,664        | 168,975              |
| PTO       | 184              | 5           | 9            | 914                  |
| PTO       | 192              | 5           | 10           | 1,016                |
| UST       | 40               | 45          | 18           | 1,828                |
| TOTALS    | 3,880            |             | 3,405        | 345,769              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| L N | 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 | 78     | 4,218           |       |
| 2   | 1241       | WD DECK G   | 0   | 0   | 3 | 13 | 39.00  | UT | 11.50 | 11.50          | 100       | 2017    | 2017        | 3 | 84     | 377             |       |
| 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 | 23     | 127             |       |
| 5   | 1241       | WD DECK G   | 0   | 0   | 4 | 12 | 48.00  | UT | 11.50 | 11.50          | 100       | 1995    | 1995        | 3 | 23     | 127             |       |
| 6   | 1123       | CB 8"       | 0   | 0   | 0 | 0  | 215.00 | SF | 6.15  | 6.15           | 100       | 1966    | 1966        | 3 | 20     | 264             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000120   | C   |

| 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    | 120.89         | 411,630        | 1966 | 1990 |      | 0    | 0 | 16.00 | 84.00  |  |
| 1 QUAD PLEX - 0% - 0 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 3328    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr           |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                      |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                      |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                      |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                    |                       |
|--------------------|-----------------------|
| 270 S FLETCHER AVE | 1-4, FERNANDINA BEACH |
|--------------------|-----------------------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,335       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,335       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| PAGE 1 of 1               |  |              |  |
| 2                         |  |              |  |
| VALUATION SUMMARY         |  | STANDARD     |  |
| VALUATION BY              |  | Tax Group: 2 |  |
| BUILDING MARKET VALUE     |  | Tax Dist:    |  |
| TOTAL MARKET OB/XF VALUE  |  | 345,769      |  |
| TOTAL LAND VALUE - MARKET |  | 1,551,000    |  |
| TOTAL MARKET VALUE        |  | 1,902,104    |  |
| SOH/AGL Deduction         |  | 193,074      |  |
| ASSESSED VALUE            |  | 1,709,030    |  |
| TOTAL EXEMPTION VALUE     |  | 0            |  |
| BASE TAXABLE VALUE        |  | 1,709,030    |  |
| TOTAL JUST VALUE          |  | 1,902,104    |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,736,811    |  |

| 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<br>BAS=[YR=1993] S32 E52 N32 W52 \$ E24 N8 \$ S8 E5 N8 \$ S8 E23 N8<br>\$ PTR= N50 FUS=[YR=1993] W52 S32 FOP=[YR=1993] S4 E17 N4<br>W17\$E35 FOP=[YR=1993] S4 E17 N4 W17 \$ E17 N32 \$ S50 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |