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

2024

00-00-31-1800-0040-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

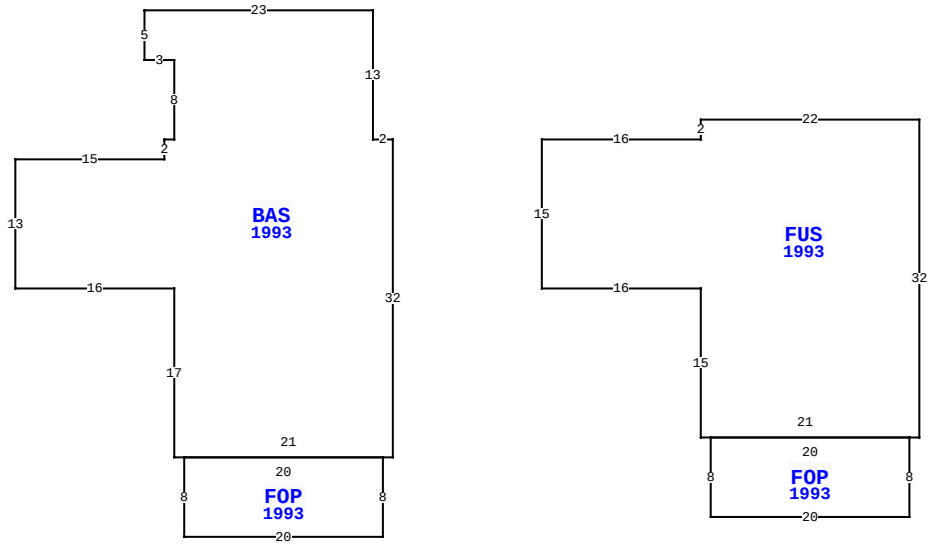
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1,189	140,474
FOP	160	30	48	5,671
FOP	160	30	48	5,671
FUS	944	100	944	111,528
TOTALS	2,453		2,229	263,343

MARKET ADJUSTMENTS

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	141.49	315,381	1910	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2000 Heated Area: 2133 HX Base Yr 2000



208 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,343
TOTAL MARKET OB/XF VALUE		10,383
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		473,726
SOH/AGL Deduction		325,091
ASSESSED VALUE		148,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,635
TOTAL JUST VALUE		473,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,420

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

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 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
2	0825	BRICK	0	100	6	4	24.00	SF	12.50	12.50	100	1993	1993	3	89	267	
3	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	1993	1993	3	89	178	
4	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	1940	1940	3	20	203	
5	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	1993	1993	3	66	515	
6	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00	35.00	100	2014	2014	3	75	8,820	

LAND DESCRIPTION

TOTAL OB/XF 10,383

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	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS