BLOCK 128 LOTS S75 FT OF 2 &
N25 FT OF 3
CITY OF FDNA BEACH

SHANNON JEAN LYNN & WALLACE C
314 S 7TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0128-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

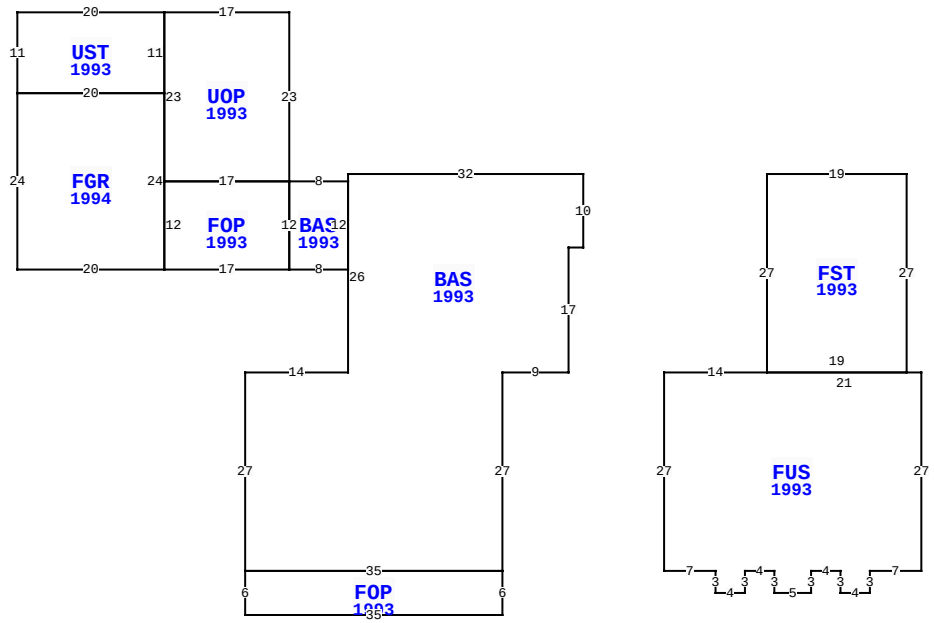
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 20
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	96	100	96	26,626
BAS	1,775	100	1,775	492,290
FGR	480	55	264	73,219
FOP	204	30	61	16,918
FOP	210	30	63	17,473
FST	513	55	282	78,212
FUS	984	100	984	272,909
UOP	391	20	78	21,633
UST	220	45	99	27,457
TOTALS	4,873		3,702	1,026,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,702	187.7148	281.57	1,042,372	1900	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2024 Heated Area: 2855 HX Base Yr



314 S 7TH ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,026,736
TOTAL MARKET OB/XF VALUE	1,861
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,428,597
SOH/AGL Deduction	0
ASSESSED VALUE	1,428,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428,597
TOTAL JUST VALUE	1,428,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,382,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183424	INTREM	75,000	10/03/2018
20112065	REPLACE DUCTWORK	1,000	11/16/2011
20041605	REPAIRS TO WIRING	0	09/08/2004
20020043	REPLACE SUPPORT P	0	01/15/2002
10134	REPAIR/RRF	2,500	11/12/1996
8822	REMODEL	2,000	01/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1982	3/24/2023	WD	Q	I	01	1,749,000
GRANTOR: MORGAN DAVID P & SUSA						
GRANTEE: SHANNON JEAN LYNN &						
2202/1421	5/31/2018	WD	Q	I	02	305,000
GRANTOR: MOORE RONALD M & JAME						
GRANTEE: MORGAN DAVID P & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 S1 S26 W14 S27 E35 N27 E9 N17 E2 N10 $
FUS=[YR=1993;ORIG=25,27] W14 S27 E7 S3 E4 N3 E4 S3 E5 N3 E4 S3 E4 N3 E7 N27 W21 $
FST=[YR=1993;ORIG=25,0] S27 E19 N27 W19 $
FGR=[YR=1994;ORIG=-77,-11] S24 E20 N24 W20 $
UOP=[YR=1993;ORIG=-40,1] N23 W17 S23 E17 $
UST=[YR=1993;ORIG=-57,-22] W20 S11 E20 N11 $
FOP=[YR=1993;ORIG=-46,54] S6 E35 N6 W35 $
FOP=[YR=1993;ORIG=-57,13] E17 N12 W17 S12 $
BAS=[YR=1993;ORIG=-32,1] W8 S12 E8 N12 $
PTR=[ORIG=0,0] E25 W25 $

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	0810	CONCRETE A	0	0	0	0	1,375.00	SF	6.50	6.50	100	1960	1960	3	20	1,788	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	1960	1960	3	20	73	

LAND DESCRIPTION

TOTAL OB/XF 1,861

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	0	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 09/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS