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

2025

00-00-31-1800-0150-0010

BUILDING CHARACTERISTICS

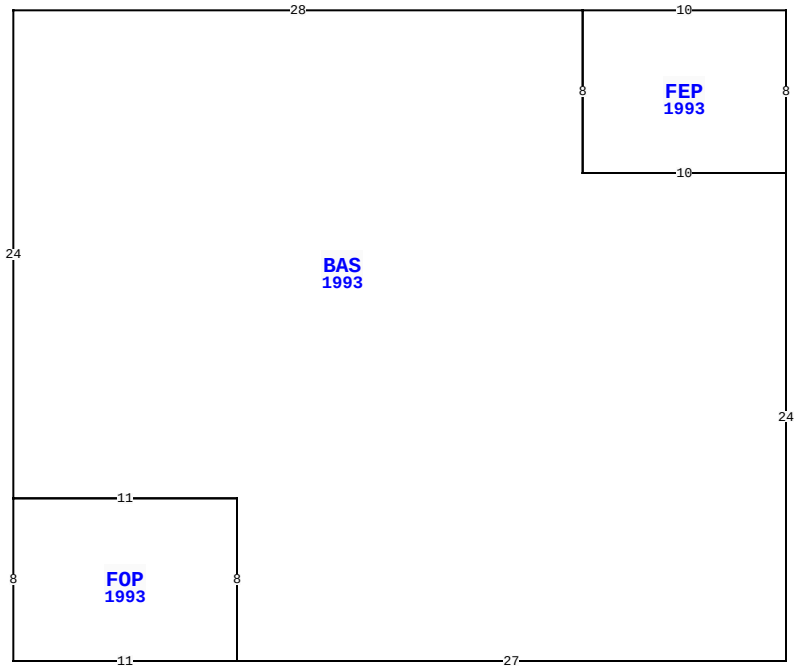
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	98,999
FEP	80	80	1993	64	6,046
FOP	88	30	1993	26	2,456
TOTALS	1,216			1,138	107,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,138	115.2008	115.20	131,098	1945	1990	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1048 HX Base Yr 2017



504 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,500
TOTAL MARKET OB/XF VALUE		3,166
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		429,416
SOH/AGL Deduction		256,733
ASSESSED VALUE		172,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,961
TOTAL JUST VALUE		429,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,706

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	SALE PRICE
1741/0846	5/12/2011	WD	U	I	11	35,500
GRANTOR: WELLS FARGO BANK						
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$.

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	100	3	30	90.00	SF	6.50	6.50	100	1970	1970	3	20	117	
2	0810	CONCRETE A	0	100	8	67	536.00	SF	6.50	6.50	100	1970	1970	3	20	697	
3	0510	GARAGE WD-	0	100	14	24	336.00	SF	35.00	35.00	100	1985	1985	3	20	2,352	

LAND DESCRIPTION

TOTAL OB/XF 3,166

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	RES	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS