

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	03	Quality Level 03	
DOR CODE	3900 HOTELS AND MOTELS		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	590	100	590
FUS	300	100	300
UOP	36	20	7
TOTALS	926		897
			55,018

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0100	01	897	105.8400	100.55	90,193	1891	1960	0	0	0	39.00																		
1 SINGLE FAM - 0% - 0 Heated Area: 890 HX Base Yr																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/29/2021</th> <th>KK</th> <th>LGL DATE</th> <th>11/29/2021</th> <th>KK</th> </tr> <tr> <th>XF DATE</th> <th>11/29/2021</th> <th>KK</th> <th>LAND DATE</th> <th>11/29/2021</th> <th>KK</th> </tr> <tr> <th>INC DATE</th> <th>04/23/2024</th> <th>REA</th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>												BLD DATE	11/29/2021	KK	LGL DATE	11/29/2021	KK	XF DATE	11/29/2021	KK	LAND DATE	11/29/2021	KK	INC DATE	04/23/2024	REA	AG DATE		
BLD DATE	11/29/2021	KK	LGL DATE	11/29/2021	KK																								
XF DATE	11/29/2021	KK	LAND DATE	11/29/2021	KK																								
INC DATE	04/23/2024	REA	AG DATE																										

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,426,046
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,782,558
SOH/AGL Deduction			0
ASSESSED VALUE			1,782,558
TOTAL EXEMPTION VALUE	HI		0
BASE TAXABLE VALUE			1,782,558
TOTAL JUST VALUE			1,782,558
NCON VALUE			12,600
INCOME VALUE			1,782,558
PREVIOUS YEAR MKT VALUE			2,005,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220319	NEW GARAGE 21X22		01/13/2023
20220038	DEMO GARAGE	0	12/01/2022
20210194	POOL REMODEL	15,003	05/21/2021
20160304	BATHROOM REMODEL	2,300	02/04/2016
20160308	CONVERT TUB TO SH	1,500	02/04/2016
20160264	ELECRICAL B'R'M RE	300	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0279	9/28/2020	WD	Q	I	05	1,932,000
GRANTOR: FAIRBANKS HOUSE INC						
GRANTEE: FYRE HOLDINGS II LL						
0822/0035	2/09/1998	WD	U	I	07	100
GRANTOR: SMELKER NELSON T & MA						
GRANTEE: FAIRBANKS HOUSE INC						

EXTRA FEATURES																	
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	0845	KOOL DECK	0	0	0	0	1,651.00	SF	7.25	7.25	100	1994	1994	3	68	8,139	
2	0861	POOL GUNIT	0	0	27	15	405.00	SF	85.00	85.00	100	2000	2000	3	25	8,606	
3	0858	SCULP CONC	0	0	0	0	2,325.00	SF	13.00	13.00	100	1994	1994	3	90	27,203	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	
6	1242	WD DECK A	0	0	15	5	75.00	SF	10.00	10.00	100	1994	1994	3	20	150	
8	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	1,600	
9	0819	CONC 12"	0	0	14	10	140.00	SF	9.50	9.50	100	1960	1960	3	20	266	
10	1242	WD DECK A	0	0	19	13	117.00	SF	10.00	10.00	100	1994	1994	3	20	234	
11	1241	WD DECK G	0	0	10	10	100.00	UT	11.50	11.50	100	1993	1993	3	20	230	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003910	C	HOTEL	0	0003	R-2	400.00	100.00	400.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	1,600,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
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	03	Quality Level 03	
DOR CODE	3900HOTELS AND MOTELS		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	513	100	513
UOP	35	20	7
			SUBAREA MARKET VALUE
			24,660
			337
TOTALS	548		520
			24,996

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	520	110.0000	104.50	54,340	1880	1960	0	0	15	39.00	46.00		
2 SINGLE FAM - 0% - 0														
Heated Area: 513														
HX Base Yr														
227 S 7TH ST, FERNANDINA BEACH														
BLD DATE	11/29/2021	KK	LGL DATE	11/29/2021	KK									
XF DATE	11/29/2021	KK	LAND DATE	11/29/2021	KK									
INC DATE	04/23/2024	REA	AG DATE											

NASSAU COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,426,046	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,782,558	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,782,558	
TOTAL EXEMPTION VALUE		HI 0	
BASE TAXABLE VALUE		1,782,558	
TOTAL JUST VALUE		1,782,558	
NCON VALUE		12,600	
INCOME VALUE		1,782,558	
PREVIOUS YEAR MKT VALUE		2,005,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130398	ELEC OTHER	300	02/27/2013
20130163	XFOB	12,000	01/23/2013
20122183	H/AC	3,000	10/23/2012
20121642	REPAIR/RRF	10,000	08/10/2012
20121644	ELEC OTHER	3,000	08/10/2012
20121625	REPAIR/RRF	21,000	08/09/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0279	9/28/2020	WD Q	I	05		1,932,000
GRANTOR: FAIRBANKS HOUSE INC						
GRANTEE: FYRE HOLDINGS II LL						
0822/0035	2/09/1998	WD U	I	07		100
GRANTOR: SMELKER NELSON T & MA						
GRANTEE: FAIRBANKS HOUSE INC						

EXTRA FEATURES																	
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
12	1241	WD DECK G	0	0	0	0	75.00	UT	11.50	11.50	100	1993	1993	3	20	173	
13	1126	CB/STC 8"	0	0	230	1	230.00	SF	8.00	8.00	100	1925	1925	3	20	368	
14	1075	TRELLIS G	0	0	18	12	216.00	SF	35.00	35.00	100	1994	1994	3	20	1,512	
15	0444	BOX FNC 4'	0	0	0	0	47.00	LF	6.50	6.50	100	1994	1994	3	20	61	
16	0445	BOX FNC 5'	0	0	0	0	265.00	LF	8.10	8.10	100	1994	1994	3	20	429	
17	0881	FOUNTAIN	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1994	1994	3	100	3,000	
18	0830	FLAGSTONE	0	0	8	5	40.00	SF	12.00	12.00	100	1994	1994	3	68	326	
19	0649	LIGHTS-GD	0	0	0	0	6.00	SF	450.00	450.00	100	1994	1994	3	20	540	
20	0649	LIGHTS-GD	0	0	0	0	2.00	SF	900.00	900.00	100	1994	1994	3	20	360	
21	0966	FIRE SPRNK	0	0	0	0	8,689.00	SF	3.00	3.00	100	1994	1994	3	68	17,726	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W27 S19 E10 UOP=[YR=1993] S5 E7 N5 W7 \$ E17 N19 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
24,495																								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	03	PLASTER 20
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		9.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3 BED & BRKT			0										
Heated Area: 7260 HX Base Yr													

** This building has 11 Sub-Areas
227 S 7TH ST, FERNANDINA BEACH

BLD DATE	11/29/2021	KK	LGL DATE	
XF DATE	11/29/2021	KK	LAND DATE	11/29/2021
INC DATE	04/23/2024	REA	AG DATE	

Quality				
DOR CODE	HOTELS AND MOTELS			
MAP NUM	MKT AREA			
NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,760	100	2,760	203,021
FOP	95	30	28	2,060
FOP	95	30	28	2,060
FOP	190	30	57	4,193
FST	70	55	38	2,795
FUS	121	100	121	8,900
FUS	1,581	100	1,581	116,295
FUS	2,798	100	2,798	205,816
UBM	1,429	20	286	21,038
UOP	24	20	5	368
TOTALS	9,369		7,743	569,561

EXTRA FEATURES																
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
22	0350	CARPOT WD	0	0	0	137.00	SF	13.00	13.00	100	2013	2013	3	60	1,069	
23	0510	GARAGE WD-	0	0	22	440.00	SF	35.00	35.00	100	2024	2023		100	15,400	

LAND DESCRIPTION														TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
														16,469									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,426,046	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,782,558	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,782,558	
TOTAL EXEMPTION VALUE		HI 0	
BASE TAXABLE VALUE		1,782,558	
TOTAL JUST VALUE		1,782,558	
NCON VALUE		12,600	
INCOME VALUE		1,782,558	
PREVIOUS YEAR MKT VALUE		2,005,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121344	H/AC	2,000	07/09/2012
20120204	H/AC	2,500	02/08/2012
20110246	H/AC	2,500	02/21/2011
20091543	H/AC	3,000	11/10/2009
20091494	REPAIR/RRF	1,500	11/02/2009
20060122	H/AC	3,000	01/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2396/0279	9/28/2020	WD Q	Q	I	05	1,932,000

GRANTOR: FAIRBANKS HOUSE INC
GRANTEE: FYRE HOLDINGS II LL

0822/0035	2/09/1998	WD U	I	07	100
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GRANTOR: SMELKER NELSON T & MA
GRANTEE: FAIRBANKS HOUSE INC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W14N6W13S13FOP=[YR=1993] S19 E5N19W5E5S19W20S8W5S3W4S11 UOP=[YR=1993] S24E9N22W5N2W4E4S2E5 S23E16FOP=[YR=1993] E10S1E15N8W25S7\$ N7E26N12E5N6E4N11W4N6W5N31\$ PTR=E60 FUS=[YR=1993] E13 S6 E5 S6E9 S25E5S6E4S11W4S6W5S12W15S7W2S3 W5N3W8UOP=[YR=1993] S3W8N3E8\$W12N23 W5N2W4N11E4N3E5N8E15FOP=[YR=1993] E5 N19W5S19 \$E5N19W5N13\$ W60 \$ PTR=W80 FUS=[YR=1993] W26 S9 E1 S5 W7 S7 W1 S5 FST=[YR=1993] W14 S5 E14 N5\$ S13 E1 S19 E11 N13 E21 N7 E5 N15 W5 N10 W2 N3 E2 N10 \$ E80\$ PTR=N30 UBM=[YR=1993] N6 E4 N11 W4 N6 W11 N5 W36 S8 W5 S3 W4 S11 E4 S2 E5 S4 E47\$S30 \$ PTR= E60 N50 FUS=[YR=1993] E11 S11 W11 N11 \$S50 W60 \$.