BLOCK 40 N1/2 OF LOT 4
IN OR 1669/1595
CITY OF FDNA BEACH

SANDALL MARTHA F M
226 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0040-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		3 100
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

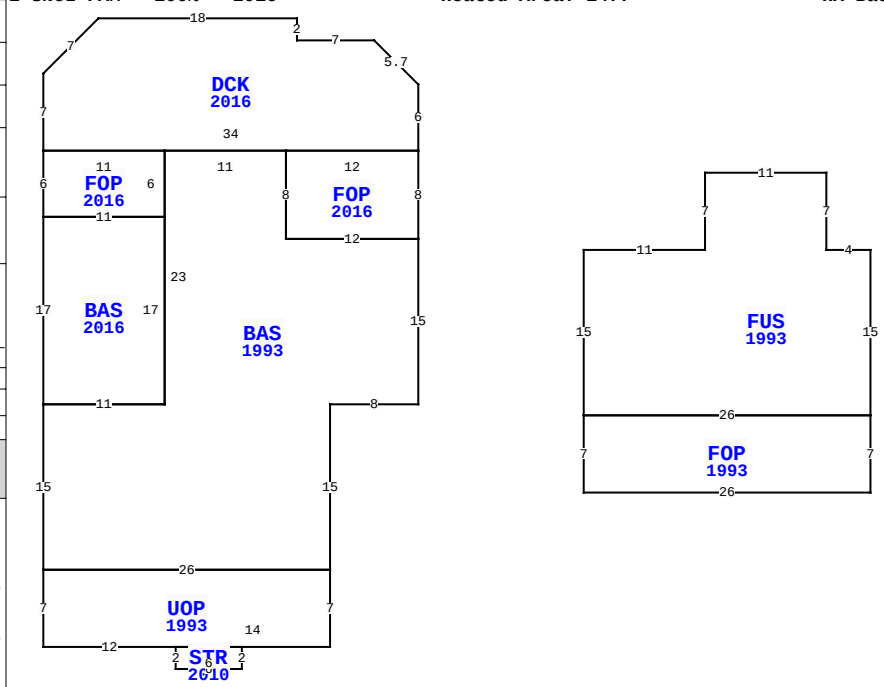
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100	823	108,235
BAS	187	100	187	24,593
DCK	366	10	37	4,866
FOP	182	30	55	7,234
FOP	66	30	20	2,630
FOP	96	30	29	3,814
FUS	467	100	467	61,417
STR	12	10	1	132
UOP	182	20	36	4,734
TOTALS	2,381		1,655	217,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,655	126.0000	157.50	260,662	1900	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2016 Heated Area: 1477 HX Base Yr 2016



226 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,653
TOTAL MARKET OB/XF VALUE		1,052
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		418,705
SOH/AGL Deduction		175,719
ASSESSED VALUE		242,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,986
TOTAL JUST VALUE		418,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160603	DECK	22,625	03/07/2016
20152409	DECK	14,973	10/15/2015
20111051	GAS STOVE	200	06/27/2011
20110115	PARTIAL RE-PIPE	1,600	01/26/2011
20110084	PLUMBING REMODEL	2,050	01/19/2011
20110081	ELECTRIC REMODEL	950	01/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1669/1595	3/30/2010	WD	U	I	30	180,000
GRANTOR: SILVER PAUL A TRUSTEE						
GRANTEE: SANDALL JAMES & MAR						
1665/1811	11/24/2009	PR	U	I	11	100
GRANTOR: MCDOWELL BARBARA B &						
GRANTEE: SILVER PAUL A TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2016] U4 L4 W7 N2 W18 D5 L5 S7 FOP=[YR=2016] S6 BAS=[YR=2016] S17 BAS=[YR=1993] S15 UOP=[YR=1993] S7 E12 STR=[YR=2010] S2E6N2 W6$ E14 N7 W26 $ E26 N15 E8 N15 FOP=[YR=2016] N8 W12 S8 E12$ W12 N8 W11 S23 W11 $ E11 N17 W11$ E11 N6 W11$ E34 N6$ PTR= E15S15 FUS=[YR=1993] E11 N7 E11 S7 E4 S15 FOP=[YR=1993] S7 W26 N7 E26 $ W26 N15 $N15W15 $.

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	1242	WD DECK A	0	100	0	0	197.00	SF	10.00	10.00	100	2002	2002	3	20	394	
2	0825	BRICK	0	100	47	8	376.00	SF	8.75	8.75	100	1930	1930	3	20	658	

LAND DESCRIPTION

TOTAL OB/XF 1,052

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS