BLOCK 40 LOTS 2 & N35 FT OF 3
CITY OF FDNA BEACH

WHITESIDES RANDY D REVOCABLE TRUST/WHITESIDES RAND
214 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0040-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

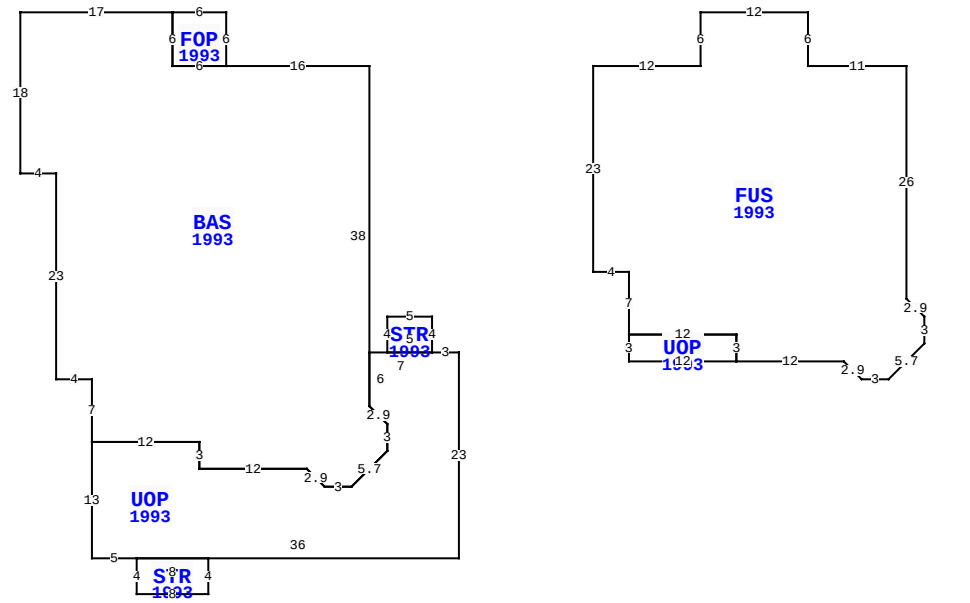
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1993	1,669	331,068
FOP	36	30	1993	11	2,182
FUS	1,171	100	1993	1,171	232,284
STR	20	10	1993	2	396
STR	32	10	1993	3	595
UOP	36	20	1993	7	1,389
UOP	556	20	1993	111	22,018
TOTALS	3,520			2,974	589,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,974	150.1368	237.22	705,492	1889	1990	0	0	0	16.38	83.62

1 SFR CUST - 100% - 2025 Heated Area: 2840 HX Base Yr 2025



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

214 S 7TH ST, FERNANDINA BEACH

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	0825	BRICK	0	100	19	10	190.00	SF	12.50	12.50	100	1994	1994	3	89	2,114	
2	0825	BRICK	0	100	20	7	140.00	SF	12.50	12.50	100	1994	1994	3	89	1,558	
3	0850	PEBBLE WLK	0	100	0	0	274.00	SF	3.50	3.50	100	1990	1990	3	57	547	
4	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	1,200	
5	0825	BRICK	0	100	0	0	56.00	SF	12.50	12.50	100	1994	1994	3	89	623	
6	0825	BRICK	0	100	19	7	133.00	SF	12.50	12.50	100	1998	1998	3	92	1,530	
7	0825	BRICK	0	100	18	16	288.00	SF	12.50	12.50	100	1998	1998	3	92	3,312	
8	0100	BAR-B-Q	0	100	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	20	60	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		742,257
TOTAL MARKET OB/XF VALUE		10,944
TOTAL LAND VALUE - MARKET		641,250
TOTAL MARKET VALUE		1,394,451
SOH/AGL Deduction		212,930
ASSESSED VALUE		1,181,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,130,799
TOTAL JUST VALUE		1,394,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,235,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0463	CONVERT AN EXISTI	30,000	09/04/2024
20080257	CODE COMPLIANCE	1,000	02/21/2008
20080268	2ND BLDG RISE	150	02/21/2008
8656	REMODEL	2,000	11/01/1994
8646	REPAIR/RRF	10,000	10/27/1994
7028	REPAIR/RRF	475	05/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1636	4/29/2024	WD	Q	I	01	1,500,000
GRANTOR: O'DONNELL MICHAEL & S						
GRANTEE: WHITESIDES RANDY D						
2337/0138	2/03/2020	WD	Q	I	01	735,000
GRANTOR: ROSSITER NANCY E						
GRANTEE: O'DONNELL MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N6 W6 S6 E6$ W6 N6 W17 S18 E4 S23 E4 S7 UOP=[YR=1993] S13 E5 STR=[YR=1993] S4 E8 N4 W8$ E36 N23 W3 STR=[YR=1993] N4 W5 S4 E5$ W7 S6 D2 R2 S3 D4 L4 W3 L2 U2 W12 N3 W12$ E12 S3 E12 D2 R2 E3 R4 U4 N3 L2 U2 N38$ PTR=E25 FUS=[YR=1993] E12 N6 E12 S6 E11 S26 R2 D2 S3 D4 L4 W3 L2 U2 W12 UOP=[YR=1993] W12 N3 E12 S3$ N3 W12 N7 W4 N23$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 10,944

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	000800	C	MULTI-FAMILY	100	0003	R-2	135.00	100.00	135.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	641,250							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 641,250 Market: 0 Agricultural: 0 Common: 641,250 PRINTED 07/30/2025 BY SYS

BLOCK 40 LOTS 2 & N35 FT OF 3
CITY OF FDNA BEACH

WHITESIDES RANDY D REVOCABLE TRUST/WHITESIDES RAND
214 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0040-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

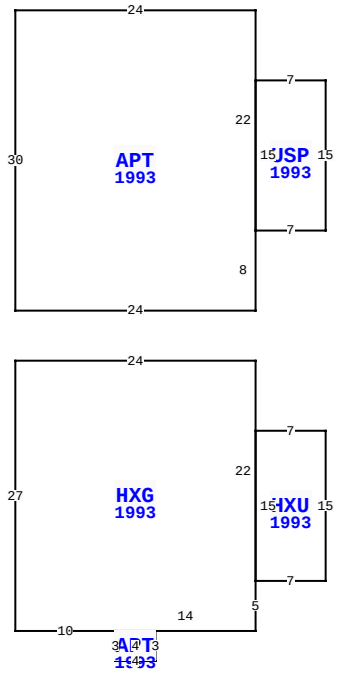
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	12	100	1993	12	1,552
APT	720	100	1993	720	93,101
HXG	648	55	1993	356	46,034
HXU	105	55	1993	58	7,500
USP	105	30	1993	32	4,138
TOTALS	1,590			1,178	152,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,178	107.0600	141.32	166,475	1939	2010	0	0	0	8.50	91.50

2 SNGL FAM – 0% - 2025 Heated Area: 732 HX Base Yr 2025



214 S 7TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		742,257
TOTAL MARKET OB/XF VALUE		10,944
TOTAL LAND VALUE - MARKET		641,250
TOTAL MARKET VALUE		1,394,451
SOH/AGL Deduction		212,930
ASSESSED VALUE		1,181,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,130,799
TOTAL JUST VALUE		1,394,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,235,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5294	REPAIR/RRF	750	04/03/1989
5054	REPAIR/RRF	900	10/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1636	4/29/2024	WD	Q	I	01	1,500,000
GRANTOR: O'DONNELL MICHAEL & S						
GRANTEE: WHITESIDES RANDY D						
2337/0138	2/03/2020	WD	Q	I	01	735,000
GRANTOR: ROSSITER NANCY E						
GRANTEE: O'DONNELL MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S30 E24 N8 USP=[YR=1993] E7 N15 W7 S15 $ N22 $ PTR= S35 HXG=[YR=1993] W24 S27 E10 APT=[YR=1993] S3 E4 N3 W4 $ E14N5 HXU=[YR=1993] E7 N15 W7 S15 $ N22 $ N35 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 641,250 Market: 0 Agricultural: 0 Common: 641,250 PRINTED 07/30/2025 BY SYS