

BLOCK 40 S65 FT OF LOT 3
IN OR 1715/1329
CITY OF FDNA BEACH

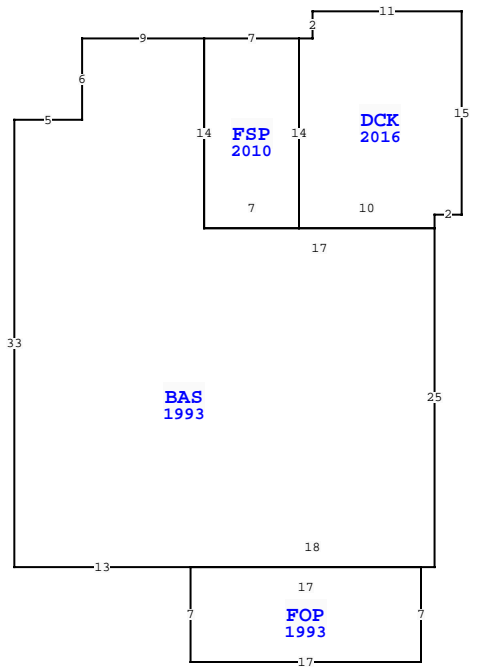
MCDOWELL SOUTH LLC
226 S 7TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0040-0030

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	941	100	1993
DCK	188	10	2016
FOP	119	30	1993
FSP	98	40	2010
TOTALS	1,346		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	12	1,035	179.9280	284.29	294,240	1930	2000	0	0	18.00	82.00		
1 SFR CUST - 0% - 0 Heated Area: 941 HX Base Yr													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		241,277
TOTAL MARKET OB/XF VALUE		159
TOTAL LAND VALUE - MARKET		308,750
TOTAL MARKET VALUE		550,186
SOH/AGL Deduction		248,969
ASSESSED VALUE		301,217
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		301,217
TOTAL JUST VALUE		550,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152407	DECK	3,000	10/15/2015
20041175	AIR HANDLER REPLA	4,000	06/28/2004
8146	REPAIR/RRF	1,480	02/17/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1715/1329	12/14/2010	WD	Q	I	01	108,420
GRANTOR: SILVER PAUL A TRUSTEE						
GRANTEE: MCDOWELL SOUTH LLC						
1665/1811	11/24/2009	PR	U	I	11	100
GRANTOR: MCDOWELL BARBARA B &						
GRANTEE: SILVER PAUL A TRUST						

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	0825	BRICK	0	0	4	5		SF	12.50	100	1930	1930	3	20	50	
2	0810	CONCRETE A	0	0	21	4		SF	6.50	100	1965	1965	3	20	109	
TOTALS														159		

BUILDING NOTES													
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BUILDING DIMENSIONS
DCK=[YR=2016] W11 S2 W1 FSP=[YR=2010] W7 BAS=[YR=1993] W9 S6 W5 S33 E13 FOP=[YR=1993] S7 E17 N7W17\$ E18 N25 W17 N14\$ S14 E7 N14\$ S14 E10 N1 E2 N15\$.

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	000100	C	RES	0	0003	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	308,750							