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

2025

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	03	Quality Level 03

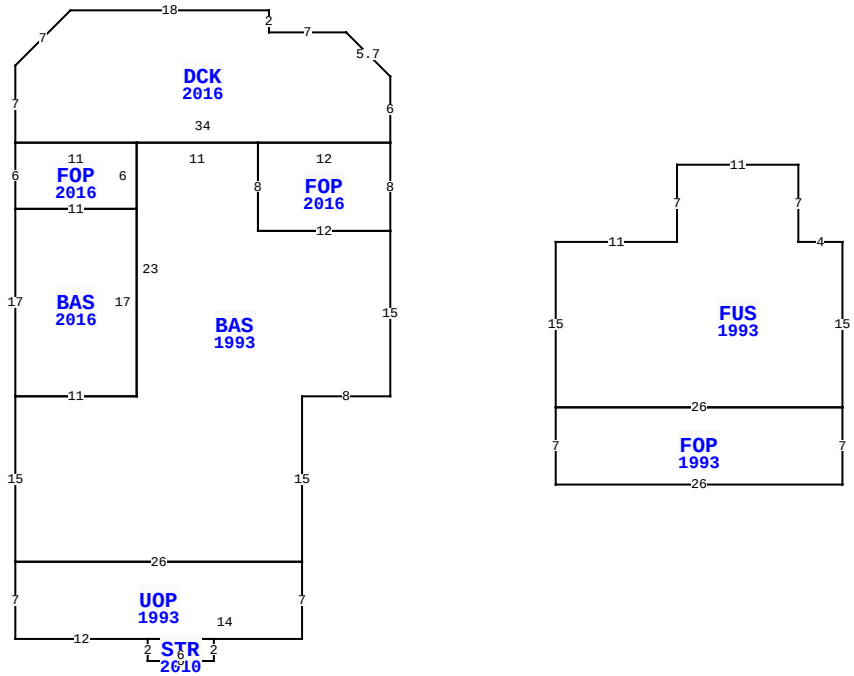
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100	1993	823	265,269
BAS	187	100	2016	187	60,274
DCK	366	10	2016	37	11,926
FOP	182	30	1993	55	17,728
FOP	66	30	2016	20	6,446
FOP	96	30	2016	29	9,347
FUS	467	100	1993	467	150,523
STR	12	10	2010	1	322
UOP	182	20	1993	36	11,604
TOTALS	2,381			1,655	533,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	12	1,655	204.0000	322.32	533,440	1900	1990	0	0	-20	17.00	100.00

1 SFR CUST – 100% - 2016 Heated Area: 1477 HX Base Yr 2016



226 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
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		533,440
TOTAL MARKET OB/XF VALUE		1,052
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		771,992
SOH/AGL Deduction		521,959
ASSESSED VALUE		250,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,311
TOTAL JUST VALUE		771,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,705

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	RES	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS