BLOCK 39 LOTS 3 4 5 & 6
IN OR 2396/279
CITY OF FDNA BEACH

FYRE HOLDINGS II LLC
227 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0039-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

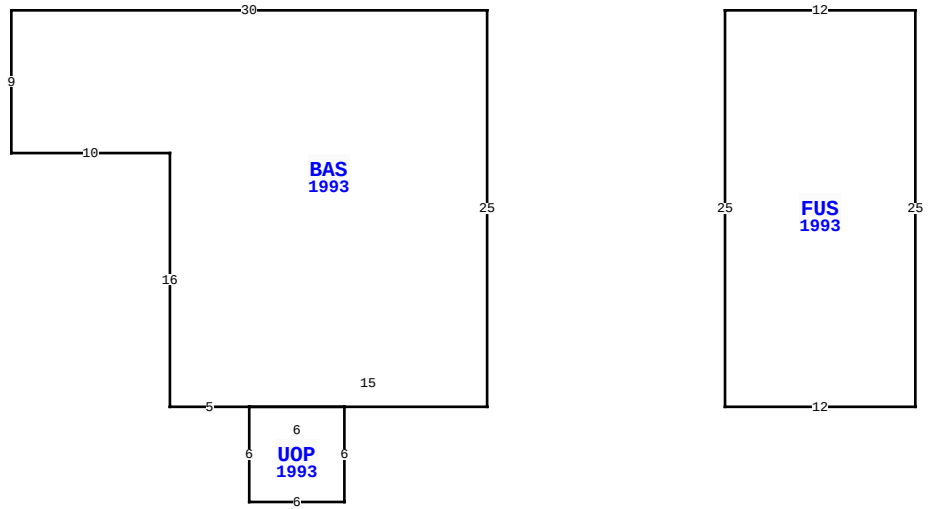
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	590	100	1993	590	47,536
FUS	300	100	1993	300	24,171
UOP	36	20	1993	7	564
TOTALS	926			897	72,271

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	111.13	99,684	1891	1985	0	0	0	27.50	72.50

1 SINGLE FAM 0% - 0 Heated Area: 890 HX Base Yr



227 S 7TH ST, FERNANDINA BEACH

BLD DATE	11/29/2021	KK	LGL DATE	
XF DATE	11/29/2021	KK	LAND DATE	05/05/2026 MLU
INC DATE	05/11/2026	DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,569,786
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,962,232
SOH/AGL Deduction		1,418
ASSESSED VALUE		1,960,814
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,960,814
TOTAL JUST VALUE		1,962,232
NCON VALUE		0
INCOME VALUE		1962232
PREVIOUS YEAR MKT VALUE		1,782,558

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'RM 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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S9 E10 S16 E5 UOP=[YR=1993] S6 E6 N6 W6 $ E15 N25 $ PTR= E15 FUS=[YR=1993] E12 S25 W12 N25 $ W15 $.

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	0845	KOOL DECK	0	0	0	0	1,651.00	SF	7.25	7.25	100	1994	1994	3	64	7,661	
2	0865	POOL SF	0	0	0	0	405.00	SF	80.00	80.00	100	2000	2000		65	21,060	
3	0858	SCULP CONC	0	0	0	0	2,325.00	SF	13.00	13.00	100	1994	1994	3	88	26,598	
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	
7	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	1,600	
8	0819	CONC 12"	0	0	14	10	140.00	SF	9.50	9.50	100	1960	1960	3	20	266	
9	1242	WD DECK A	0	0	19	13	117.00	SF	10.00	10.00	100	1994	1994	3	20	234	
10	1241	WD DECK G	0	0	10	10	100.00	UT	11.50	11.50	100	1993	1993	3	20	230	

TOTAL OB/XF 58,599

LAND DESCRIPTION

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	003910	C	HOTEL	0	0003	R-2	400.00	100.00	400.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	2,200,000							

REVIEW DATE 11/29/2023 BY HS Total Acres: 0.00 Total Land Value: 392,446 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

BLOCK 39 LOTS 3 4 5 & 6
IN OR 2396/279
CITY OF FDNA BEACH

FYRE HOLDINGS II LLC
227 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0039-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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

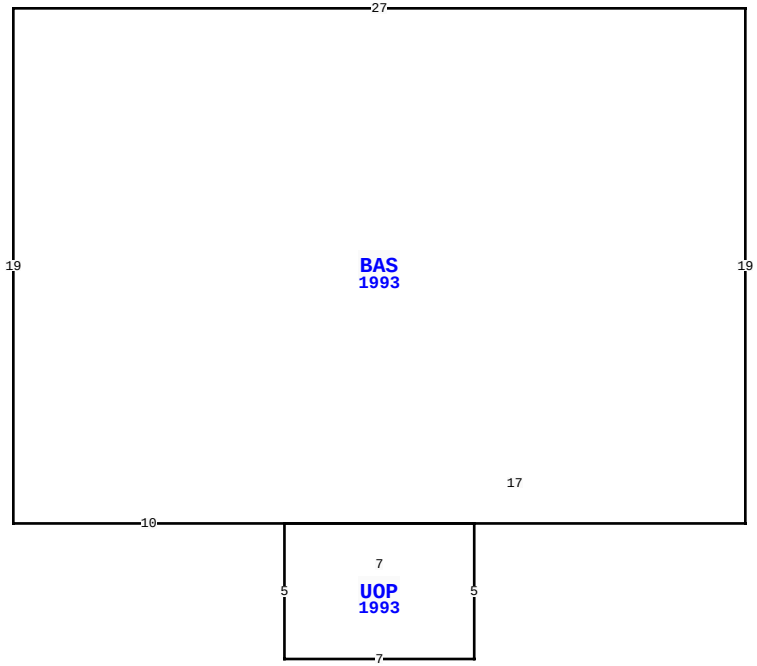
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	513	100	1993	513	42,958
UOP	35	20	1993	7	587
TOTALS	548			520	43,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	520	110.0000	115.50	60,060	1880	1985	0	0	0	27.50	72.50

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		
XF DATE	11/29/2021	KK	LAND DATE	05/05/2026	MLU
INC DATE	05/11/2026	DG	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,569,786
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,962,232
SOH/AGL Deduction	1,418
ASSESSED VALUE	1,960,814
TOTAL EXEMPTION VALUE	HI 0
BASE TAXABLE VALUE	1,960,814
TOTAL JUST VALUE	1,962,232
NCON VALUE	0
INCOME VALUE	1962232
PREVIOUS YEAR MKT VALUE	1,782,558

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
11	1241	WD DECK G	0	0	0	0	75.00	UT	11.50	11.50	100	1993	1993	3	20	173	
12	1126	CB/STC 8"	0	0	230	1	230.00	SF	8.00	8.00	100	1925	1925	3	20	368	
13	1075	TRELLIS G	0	0	18	12	216.00	SF	35.00	35.00	100	1994	1994	3	20	1,512	
14	0444	BOX FNC 4'	0	0	0	0	47.00	LF	6.50	6.50	100	1994	1994	3	20	61	
15	0445	BOX FNC 5'	0	0	0	0	265.00	LF	8.10	8.10	100	1994	1994	3	20	429	
16	0881	FOUNTAIN	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1994	1994	3	100	3,000	
17	0830	FLAGSTONE	0	0	8	5	40.00	SF	12.00	12.00	100	1994	1994	3	64	307	
18	0649	LIGHTS-GD	0	0	0	0	6.00	SF	450.00	450.00	100	1994	1994	3	20	540	
19	0649	LIGHTS-GD	0	0	0	0	2.00	SF	900.00	900.00	100	1994	1994	3	20	360	
20	0966	FIRE SPRNK	0	0	0	0	8,689.00	SF	3.00	3.00	100	1994	1994	3	64	16,683	

TOTAL OB/XF 23,433

LAND DESCRIPTION

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 11/29/2023 BY HS Total Acres: 0.00 Total Land Value: 392,446 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

BLOCK 39 LOTS 3 4 5 & 6
IN OR 2396/279
CITY OF FDNA BEACH

FYRE HOLDINGS II LLC
227 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0039-0030

BUILDING CHARACTERISTICS

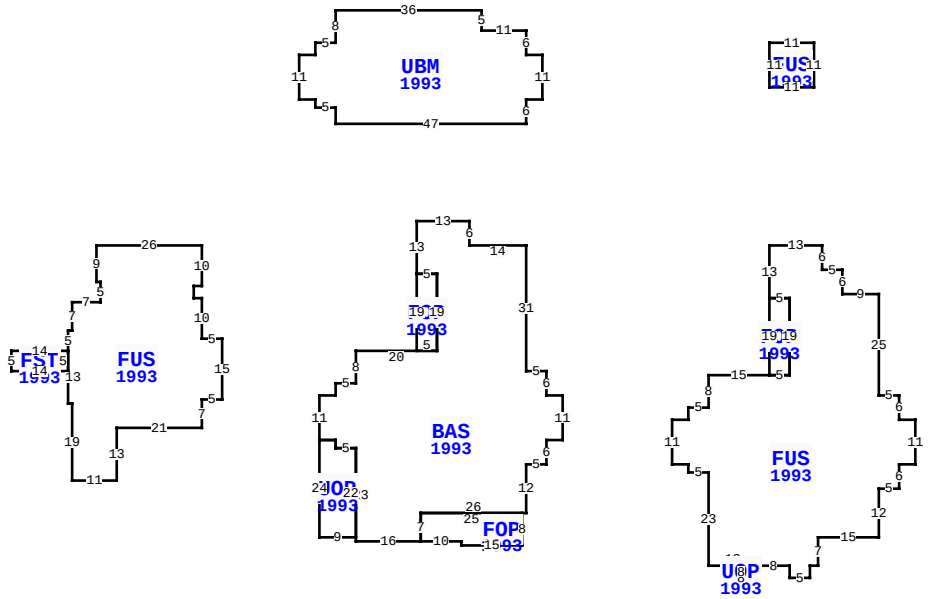
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 80
Interior Wall	03	PLASTER 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		9 100
Bathrooms		9.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,760	100	1993	2,760	398,459
FOP	95	30	1993	28	4,043
FOP	95	30	1993	28	4,043
FOP	190	30	1993	57	8,229
FST	70	55	1993	38	5,486
FUS	121	100	1993	121	17,469
FUS	1,581	100	1993	1,581	228,248
FUS	2,798	100	1993	2,798	403,945
UBM	1,429	20	1993	286	41,289
UOP	24	20	1993	5	722
TOTALS	9,369			7,743	1,117,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	11	7,743	129.0955	199.13	1,541,864	1885	1985	0	0	0	27.50	72.50

3 BED & BRKT 0% - 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	05/05/2026 MLU
INC DATE	05/11/2026	DG	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,569,786
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,962,232
SOH/AGL Deduction		1,418
ASSESSED VALUE		1,960,814
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		1,960,814
TOTAL JUST VALUE		1,962,232
NCON VALUE		0
INCOME VALUE		1962232
PREVIOUS YEAR MKT VALUE		1,782,558

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 / 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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14N6W13S13FOP=[YR=1993] S19 E5N19W5$E5S19W20S8W5S3W4S11 UOP=[YR=1993] S24E9N22W5N2W4$E4S2E5 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 $.

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
21	0350	CARPORT WD	0	0	0	0	137.00	SF	13.00	13.00	100	2013	2013	3	50	891	
22	0510	GARAGE WD-	0	0	22	20	440.00	SF	35.00	35.00	100	2024	2023		95	14,630	

LAND DESCRIPTION

TOTAL OB/XF 15,521

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 11/29/2023 BY HS Total Acres: 0.00 Total Land Value: 392,446 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS