



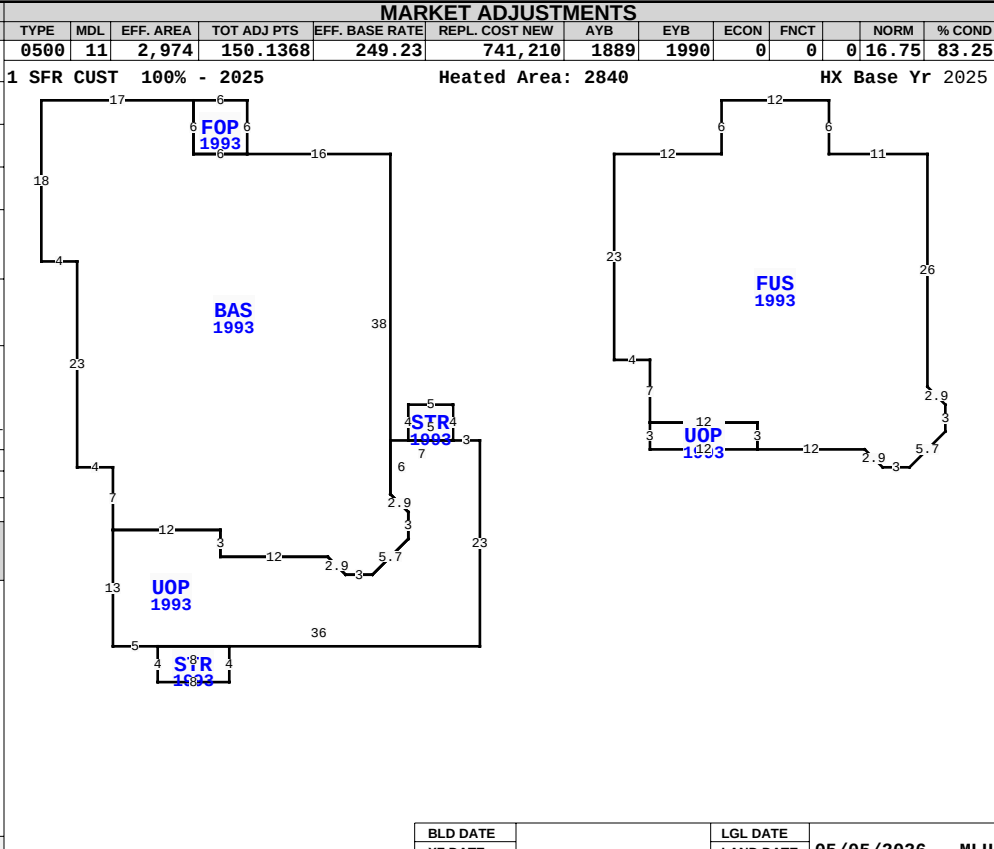
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating 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	346,291
FOP	36	30	1993	11	2,283
FUS	1,171	100	1993	1,171	242,963
STR	20	10	1993	2	415
STR	32	10	1993	3	623
UOP	36	20	1993	7	1,453
UOP	556	20	1993	111	23,031
TOTALS	3,520			2,974	617,057

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0504	FP-ELECTRI	0	100	0	3.00	UT	2,000.00	2,000.00
8	0100	BAR-B-Q	0	100	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100	0003	R-2	135.00	100.00	135.00



214 S 7TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,260									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		776,350	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		742,500	
TOTAL MARKET VALUE		1,520,110	
SOH/AGL Deduction		303,833	
ASSESSED VALUE		1,216,277	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		1,164,866	
TOTAL JUST VALUE		1,520,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,394,451	

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
2708/1636	4/29/2024	WD Q	I	01	
GRANTOR: O'DONNELL MICHAEL & S					
GRANTEE: WHITESIDES RANDY D					
2337/0138	2/03/2020	WD Q	I	01	
GRANTOR: ROSSITER NANCY E					
GRANTEE: O'DONNELL MICHAEL &					

BUILDING NOTES									
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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\$.									

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

00-00-31-1800-0040-0020

[illegible]