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

2026

00-00-31-1800-0040-0030

BUILDING CHARACTERISTICS

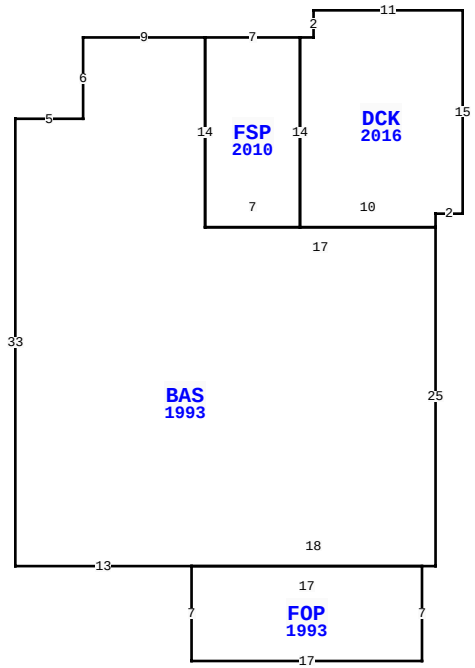
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	941	100	1993	941	228,360
DCK	188	10	2016	19	4,611
FOP	119	30	1993	36	8,736
FSP	98	40	2010	39	9,465
TOTALS	1,346			1,035	251,171

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	298.68	309,134	1930	2000	0	0	0	18.75	81.25

1 SFR CUST 0% - 0 Heated Area: 941 HX Base Yr



224 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,171
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	357,500
TOTAL MARKET VALUE	608,671
SOH/AGL Deduction	277,332
ASSESSED VALUE	331,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,339
TOTAL JUST VALUE	608,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,186

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						

BUILDING NOTES

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$.

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
1	000100	C	RES	0	0003	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	357,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 07/09/2026 BY SYS