BLOCK 135 LOT 2
(EX THE NORTHERLY 4 FT)
CITY OF FDNA BEACH

MCMAHAN MARY K L/E/
410 S 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0135-0020

BUILDING CHARACTERISTICS

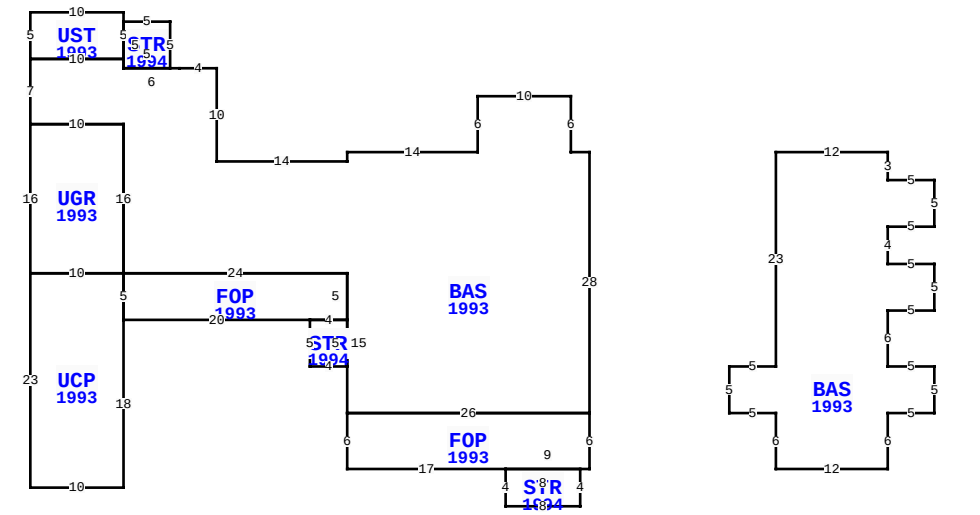
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	508	100	1993	508	56,403
BAS	1,246	100	1993	1,246	138,344
FOP	120	30	1993	36	3,997
FOP	156	30	1993	47	5,219
STR	20	10	1994	2	222
STR	25	10	1994	2	222
STR	32	10	1994	3	333
UCP	230	20	1993	46	5,108
UGR	160	45	1993	72	7,994
UST	50	45	1993	22	2,443
TOTALS	2,547			1,984	220,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,984	106.5064	148.04	293,711	1920	1990	0	0	0	25.00	75.00

1 SNGL FAM 100% - 2021 Heated Area: 1754 HX Base Yr 2021



410 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		320,688
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		396,000
TOTAL MARKET VALUE		718,368
SOH/AGL Deduction		245,128
ASSESSED VALUE		473,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,829
TOTAL JUST VALUE		718,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190319	REMODEL	0	06/03/2019
20020943	REPAIRS TO 410 S	2,000	06/04/2002
20020888	RE-ROOF 410 S 7TH	5,000	05/23/2002
20020889	RE-ROOF 414 S 7TH	2,000	05/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1268	1/16/2025	QC	U	I	11	100
GRANTOR: MCMAHAN MARY K						
GRANTEE: MCMAHAN ROBERT PATR						
2252/1987	1/31/2019	WD	Q	I	02	475,000
GRANTOR: WAINSCOTT CHENEY & CA						
GRANTEE: MCMAHAN MARY K						

BUILDING NOTES

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
2	0510	GARAGE WD-	0	100	18	12	240.00	SF	35.00	35.00	100	1985	1985	3	20	1,680	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 N6 W10 S6 W14 S1 W14 N10 W4 W6 N1 W10 S7 E10 S16 E24 S15 E26 N28 $
BAS=[YR=1993;ORIG=20,0] S23 W5 S5 E5 S6 E12 N6 E5 N5 W5 N6 E5 N5 W5 N4 E5 N5 W5 N3 W12 $
UCP=[YR=1993;ORIG=-60,13] S23 E10 N18 N5 W10 $
UGR=[YR=1993;ORIG=-60,-3] S16 E10 N16 W10 $
FOP=[YR=1993;ORIG=-26,28] S6 E17 E9 N6 W26 $
FOP=[YR=1993;ORIG=-50,18] E20 E4 N5 W24 S5 $
UST=[YR=1993;ORIG=-50,-10] N5 W10 S5 E10 $
STR=[YR=1994;ORIG=-9,34] S4 E8 N4 W8 $
STR=[YR=1994;ORIG=-45,-9] N5 W5 S5 E5 $
STR=[YR=1994;ORIG=-30,18] S5 E4 N5 W4 $

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	000800	C	MULTI-FAMILY	100	0003	R-2	99.00	100.00	99.00	FF		1.00	1.00	0.80	5,000.00	4,000.00	396,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 396,000 Market: 0 Agricultural: 0 Common: 396,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	05	Quality Level 05

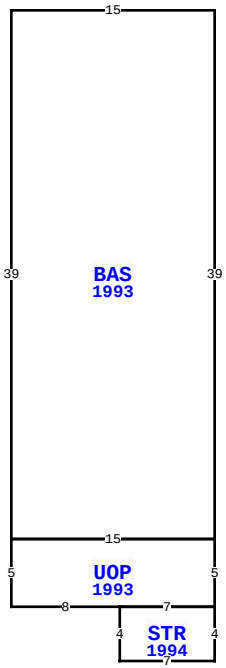
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	585	100	1993	585	97,409
STR	28	10	1994	3	499
UOP	75	20	1993	15	2,497
TOTALS	688			603	100,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	603	145.2000	201.83	121,703	1920	1990	0	0	0	17.50	82.50

2 SNGL FAM 0% - 2021 Heated Area: 585 HX Base Yr 2021



410 S 7TH ST, FERNANDINA BEACH

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2252/1987	1/31/2019	WD	Q	I	02	475,000
GRANTOR: WAINSCOTT CHENEY & CA						
GRANTEE: MCMAHAN MARY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S39 UOP=[YR=1993] S5 E8 STR=[YR=1994] S4E7N4W7$ E7N5W15$ E15 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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