BLOCK 24 LOT 4
IN OR 2195/192
CITY OF FDNA BEACH

PESTANA INVESTMENTS INC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0024-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

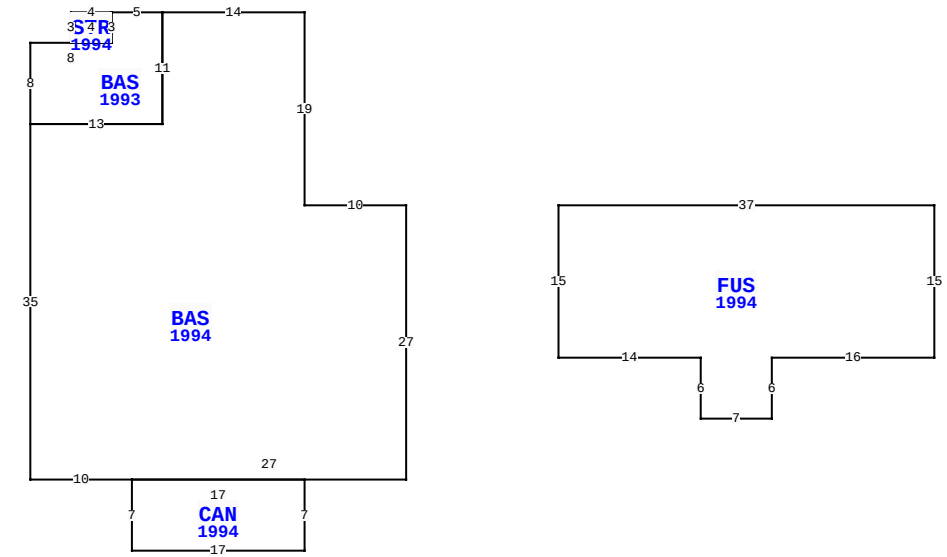
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OP	OWNER/PART 100
Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100	119	14,846
BAS	1,369	100	1,369	170,783
CAN	119	30	36	4,491
FUS	597	100	597	74,476
STR	12	10	1	124
TOTALS	2,216		2,122	264,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
1701	01	2,122	117.9234	167.45	355,329	1900	1985	0	0	-25	50.50	74.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 2085 HX Base Yr



20 S 4TH ST, FERNANDINA BEACH

BLD DATE	09/24/2019 KK	LGL DATE	
XF DATE	09/24/2019 KK	LAND DATE	09/24/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	264,720
TOTAL MARKET OB/XF VALUE	651
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	515,371
SOH/AGL Deduction	46,288
ASSESSED VALUE	469,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,083
TOTAL JUST VALUE	515,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190048	REPAIR - WINDOWS	12,000	07/15/2019
20180482	REPAIR/RRF	4,000	02/12/2018
20130854	OTHER	500	04/19/2013
20111066	SIGN	200	06/29/2011
20061859	REPAIR/RRF	1,000	08/05/2006
990537	REPAIR/RRF	4,595	05/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0192	5/08/2018	WD	Q	I	01	400,000
GRANTOR: SALVADOR HOUSE LLC						
GRANTEE: PESTANA INVESTMENTS						
1130/1032	4/17/2003	WD	U	I	01	200,000
GRANTOR: LITRICO BLAGIO						
GRANTEE: SALVADOR HOUSE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 N19 W14 BAS=[YR=1993] W5 STR=[YR=1994] W4 S3 E4 N3$ S3 W8 S8 E13 N11$ S11 W13 S35 E10 CAN=[YR=1994] S7 E17 N7 W17$ E27 N27$ PTR=E15 FUS=[YR=1994] E37 S15 W16 S6 W7 N6 W14 N15$ 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1910	1910	3	20	400	
2	0819	CONC 12"	0	0	6	10	60.00	SF	9.50	9.50	100	1973	1973	3	25	143	
3	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	1973	1973	3	25	49	
4	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1960	1960	3	20	59	

LAND DESCRIPTION

TOTAL OB/XF 651

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	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							

REVIEW DATE 09/24/2019 BY KK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS