BLOCK 24 LOT 5
IN OR 1244/156
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0024-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

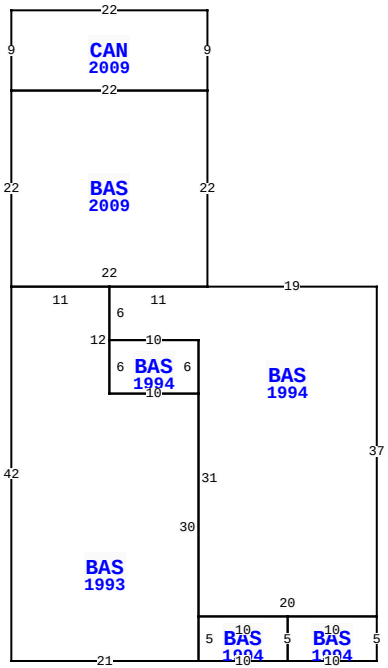
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	762	100	762	48,955
BAS	50	100	50	3,212
BAS	50	100	50	3,212
BAS	60	100	60	3,855
BAS	800	100	800	51,396
BAS	484	100	484	31,095
CAN	198	30	59	3,791
TOTALS	2,404		2,265	145,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2102	04	2,265	108.2938	214.15	485,050	1949	1992	0	0	0	70.00	30.00

1 RSTARANT 2 – 0% - 0 Heated Area: 2206 HX Base Yr



22 S 4TH ST, FERNANDINA BEACH

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE	05/22/2020	KK	LAND DATE	05/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	145,515
TOTAL MARKET OB/XF VALUE	28,737
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	424,252
SOH/AGL Deduction	98,972
ASSESSED VALUE	325,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,280
TOTAL JUST VALUE	424,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190042	REPAIR/RRF	2,499	12/16/2019
20152018	CO ISSUED	0	10/08/2015
20152018	NEW CONSTR	12,000	08/31/2015
20150710	ELEC OTHER	1,200	05/02/2015
20130990	GAS	400	04/24/2013
20121577	XFOB	2,300	08/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/0156	7/08/2004	WD	Q	I		450,000
GRANTOR: STRATTON INC						
GRANTEE: PESTANA INVESTMENTS						
0920/1597	2/18/2000	WD	Q	I		230,000
GRANTOR: BATSEL BRIAN						
GRANTEE: STRATTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 BAS=[YR=2009] N22 CAN=[YR=2009] N9 W22 S9 E22$ W22 S22 BAS=[YR=1993] S42 E21 BAS=[YR=1994] E10 BAS=[YR=1994] E10 N5 W10 S5$ N5 W10 S5$ N30 BAS=[YR=1994] N6 W10 S6 E10$ W10 N12 W11$ E22$ W11 S6 E10 S31 E20 N37$.

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	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1997	1997	3	20	80	
2	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100	1997	1997	3	42	2,079	
3	0446	BOX FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	1997	1997	3	20	72	
4	0446	BOX FNC 6'	0	0	0	0	174.00	LF	20.00	20.00	100	1997	1997	3	20	696	
7	0097	AWNING CN	0	0	0	0	20.00	SF	65.00	65.00	100	2012	2012	3	71	923	
10	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2012	2012	3	71	738	
11	0810	CONCRETE A	0	0	0	0	365.00	SF	6.50	6.50	100	1999	1999	3	79	1,874	
13	0383	FREEZER	0	0	6	6	36.00	SF	105.00	105.00	100	1999	1999	3	46	1,739	
14	0851	PATIO STON	0	0	3	11	33.00	SF	0.75	0.75	100	1999	1999	3	79	20	
15	0446	BOX FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	1999	1999	3	20	208	

TOTAL OB/XF 8,429

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	002100	C	RESTAURANT	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 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

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BASE TAXABLE VALUE	325,280
TOTAL JUST VALUE	424,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100911	SIGN	95	06/03/2010
20080835	SIGN	1,800	05/15/2008
20080040	H/AC	1,500	01/09/2008
20072215	ELEC OTHER	1,000	12/11/2007
20072136	H/AC	9,500	11/29/2007
20062609	REMODEL	650	11/28/2006

SALES DATA

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GRANTOR: STRATTON INC						
GRANTEE: PESTANA INVESTMENTS						
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BUILDING NOTES

BUILDING DIMENSIONS

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
17	0855	CONC PAVER	0	0	0	0	1,001.00	SF	10.00	10.00	100	2008	2008	3	90	9,009	
18	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2009	2009	3	45	1,080	
19	1076	TRELLIS A	0	0	11	8	88.00	SF	7.50	7.50	100	2009	2009	3	60	396	
20	1076	TRELLIS A	0	0	9	8	72.00	SF	7.50	7.50	100	2012	2012	3	71	383	
21	0446	BOX FNC 6'	0	0	0	0	6.00	LF	20.00	20.00	100	2015	2015	3	74	89	
22	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
23	0940	SHEDS/PORT	0	0	13	12	156.00	SF	60.00	60.00	100	2015	2015	3	74	6,926	
24	0350	CARPORT WD	0	0	0	0	224.00	SF	13.00	13.00	100	2015	2015	3	74	2,155	

LAND DESCRIPTION

TOTAL OB/XF 20,308

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 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS