BLOCK 171 LOTS 26 & 27
CITY OF FDNA BEACH

PESTANA MARINA M & JOSE R
2181 E LAKESIDE DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0171-0260**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

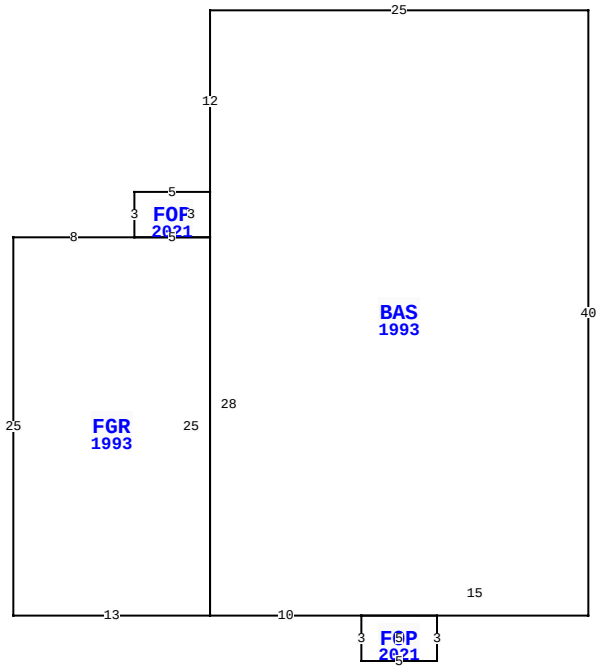
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,000 | 100 | 1,000 | 137,964 |
| FGR | 325 | 55 | 179 | 24,696 |
| FOP | 15 | 30 | 4 | 552 |
| FOP | 15 | 30 | 4 | 552 |
| TOTALS | 1,355 | | 1,187 | 163,763 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,187 | 123.5960 | 146.77 | 174,216 | 1981 | 2010 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1000 HX Base Yr




1011 S 10TH ST, FERNANDINA BEACH

| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 163,763 |
| TOTAL MARKET OB/XF VALUE | 1,277 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 265,040 |
| SOH/AGL Deduction | 48,743 |
| ASSESSED VALUE | 216,297 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 216,297 |
| TOTAL JUST VALUE | 265,040 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,634 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200501 | ADDITION | 45,000 | 09/30/2020 |
| 20101958 | ELEC OTHER | 200 | 11/12/2010 |
| 20032629 | REMODEL | 1,000 | 03/05/2003 |
| 20032588 | REMODEL | 21,000 | 02/26/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2447/1120 | 3/30/2021 | WD | Q | I | 05 | 370,000 |
| GRANTOR: LEWIS FREDERICK E JR | | | | | | |
| GRANTEE: PESTANA MARINA M & | | | | | | |
| 2374/1184 | 7/06/2020 | SW | U | I | 12 | 120,000 |
| GRANTOR: FEDERAL NATIONAL MTG | | | | | | |
| GRANTEE: LEWIS FREDERICK E J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S12 FOP=[YR=2021] W5 S3 FGR=[YR=1993] W8 S25 E13 N25 W5$ E5 N3$ S28 E10 FOP=[YR=2021] S3 E5 N3 W5$ E15 N40$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 46 | 10 | 460.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 38 | 1,136 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 19 | 3 | 57.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 38 | 141 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,277

| 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 | SFR | 0 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 100,000 | | | | | | | |

REVIEW DATE 06/06/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS