

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

PESTANA INVESTMENTS INC/
2181 E LAKESIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0024-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 60
Interior Floor	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	0P	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	14,322
BAS	1,369	100	1,369	164,766
CAN	119	30	36	4,333
FUS	597	100	597	71,852
STR	12	10	1	120

TOTALS 2,216 2,122 255,394

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
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	1,000.00	100	1910	1910	3	20	400	
2	0819	CONC 12"	0	0	6	10	60.00	SF	9.50	100	1973	1973	3	24	137	
3	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	100	1973	1973	3	24	47	
4	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	100	1960	1960	3	20	59	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

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	167.16	354,714	1900	1985	0	0	25	53.00	72.00
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
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		255,394	
TOTAL MARKET OB/XF VALUE		643	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		506,037	
SOH/AGL Deduction		0	
ASSESSED VALUE		506,037	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		506,037	
TOTAL JUST VALUE		506,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,371	

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\$.

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS