BLOCK 171 LOTS 26 & 27
CITY OF FDNA BEACH

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

2024

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

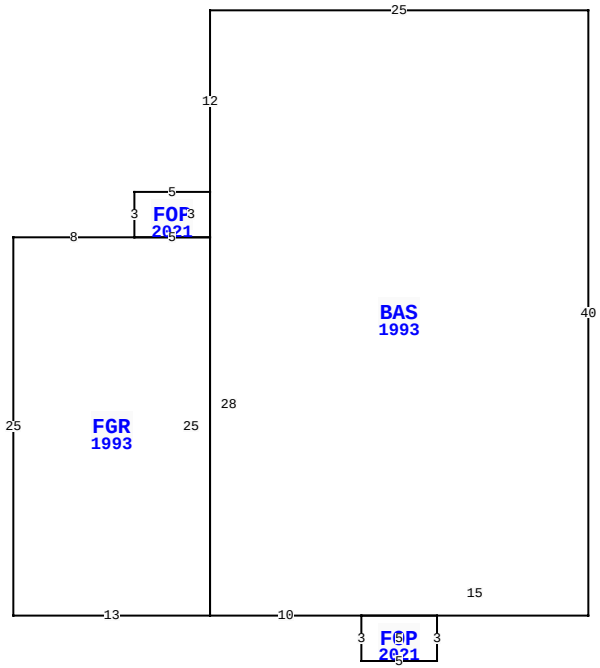
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	144,458
FGR	325	55	179	25,858
FOP	15	30	4	578
FOP	15	30	4	578
TOTALS	1,355		1,187	171,472

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	154.50	183,392	1981	2010	0	0	0	6.50	93.50

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



1011 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	171,472
TOTAL MARKET OB/XF VALUE	1,177
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	282,649
SOH/AGL Deduction	44,722
ASSESSED VALUE	237,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,927
TOTAL JUST VALUE	282,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,040

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	35	1,047	
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	1981	1981	3	35	130	

LAND DESCRIPTION

TOTAL OB/XF 1,177

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	2,200.00	2,200.00	110,000							

REVIEW DATE 06/06/2022 BY KW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS