BLOCK 4 LOTS 12 & 14
IN OR 2029/262
OLD TOWN

ZAWISTOWSKI ROBERT E
202 ESTRADA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0004-0120

BUILDING CHARACTERISTICS

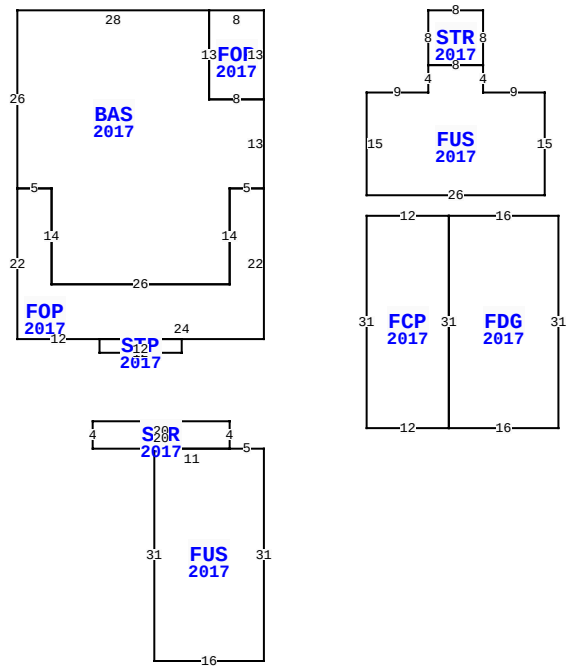
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2017	1,196	190,225
FCP	372	25	2017	93	14,792
FDG	496	60	2017	298	47,397
FOP	104	30	2017	31	4,931
FOP	428	30	2017	128	20,358
FUS	422	100	2017	422	67,119
FUS	496	100	2017	496	78,889
STP	24	10	2017	2	318
STR	64	10	2017	6	954
STR	80	10	2017	8	1,273
TOTALS	3,682			2,680	426,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,680	103.7760	163.97	439,440	2017	2017	0	0	0	3.00	97.00

2 SFR CUST - 100% - 2019 Heated Area: 2114 HX Base Yr 2019



202 ESTRADA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		426,257
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		328,530
TOTAL MARKET VALUE		756,727
SOH/AGL Deduction		277,126
ASSESSED VALUE		479,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		428,879
TOTAL JUST VALUE		756,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162560	NEW CONSTR	197,816	09/20/2016
20162562	NEW CONSTR	86,269	09/20/2016
20090170	DEMOLITION	1,000	02/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0262	2/17/2016	WD	Q	V	02	130,000
GRANTOR: KITE THOMAS & ROBIN L						
GRANTEE: ZAWISTOWSKI ROBERT						
2017/0175	12/03/2015	WD	U	V	37	119,000
GRANTOR: ADAMS SCOTT V & PATRI						
GRANTEE: KITE THOMAS & ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W8 BAS=[YR=2017] W28 S26 FOP=[YR=2017] S22 E12 STP=[YR=2017] S2 E12 N2 W12$ E24 N22 W5 S14 W26 N14 W5$ E5 S14 E26 N14 E5 N13 W8 N13$ S13 E8 N13$ PTR=E15 S12 FUS=[YR=2017] E9 N4 STR=[YR=2017] N8 E8 S8 W8$ E8 S4 E9 S15 W26 N15$ N12 W15$ PTR=E15 S30 FCP=[YR=2017] E12 FDG=[YR=2017] E16 S31 W16 N31$ S31 W12 N31$ N30 W15$ PTR= W25 S60 STR=[YR=2017] E20 S4 FUS=[YR=2017] E5 S31 W16 N31 E11$ W20 N4$ E25 N60 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	RES	100	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.50	4,700.00	7,050.00	328,530							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 328,530 Market: 0 Agricultural: 0 Common: 328,530 PRINTED 07/30/2025 BY SYS