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

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

2025

00-00-31-1800-0024-0040

BUILDING CHARACTERISTICS

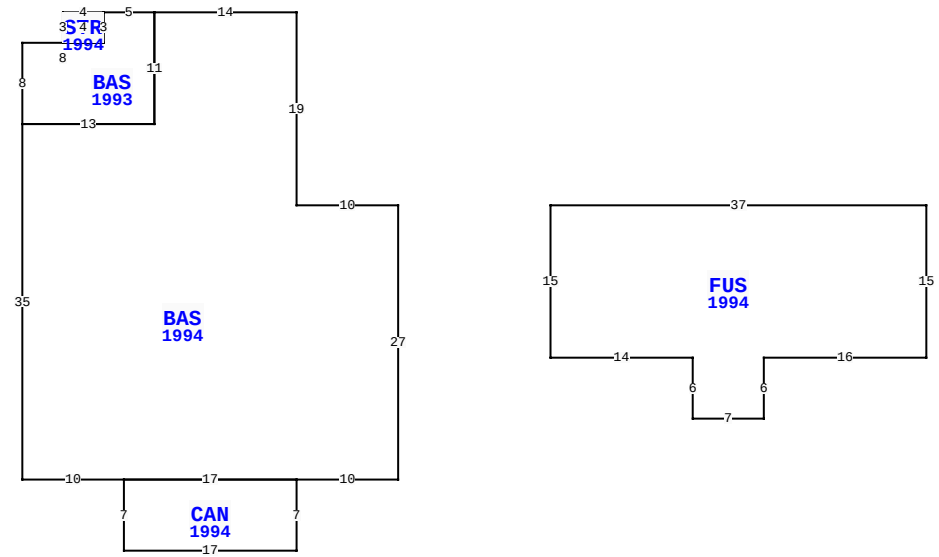
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	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	OP	OWNER/PART 100
Quality	05	Quality Level 05
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100	1993	119	17,532
BAS	1,369	100	1994	1,369	201,692
CAN	119	30	1994	36	5,304
FUS	597	100	1994	597	87,955
STR	12	10	1994	1	147
TOTALS	2,216			2,122	312,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	2,122	124.8324	175.39	372,178	1900	2005	0	0	0	16.00	84.00

1 OFFICE – 0% - 0 Heated Area: 2085 HX Base Yr



20 S 4TH ST, FERNANDINA BEACH

BLD DATE	02/27/2025	KW	LGL DATE	
XF DATE	02/27/2025	KW	LAND DATE	03/27/2025 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	312,630
TOTAL MARKET OB/XF VALUE	635
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	613,265
SOH/AGL Deduction	56,624
ASSESSED VALUE	556,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,641
TOTAL JUST VALUE	613,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,037

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	Q	I	01	200,000
GRANTOR: LITRICO BLAGIO						
GRANTEE: SALVADOR HOUSE LLC						

BUILDING NOTES

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	0	0	0	2.00	UT	1,000.00	1,000.00	100	1910	1910	3	20	400	
2	0819	CONC 12"	0	0	6	10	60.00	SF	9.50	9.50	100	1973	1973	3	23	131	
3	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	1973	1973	3	23	45	
4	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1960	1960	3	20	59	

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W10 N19 W14 S11 W13 S35 E10 E17 E10 N27 $
FUS=[YR=1994;ORIG=15,0] E37 S15 W16 S6 W7 N6 W14 N15 $
BAS=[YR=1993;ORIG=-24,-19] W5 S3 W8 S8 E13 N11 $
CAN=[YR=1994;ORIG=-27,27] S7 E17 N7 W17 $
STR=[YR=1994;ORIG=-29,-19] W4 S3 E4 N3 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 635

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	001700	C	1STORY OFF	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 02/27/2025 BY KW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS