BLOCK 171 LOT 28
CITY OF FDNA BEACH

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

**2025**

**00-00-31-1800-0171-0280**

## BUILDING CHARACTERISTICS

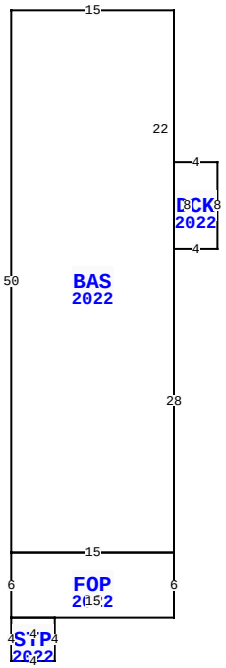
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 90 |
| Exterior Wall | 31 | HARDIE BRD 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | 2022 | 750 | 190,080 |
| DCK | 32 | 10 | 2022 | 3 | 760 |
| FOP | 90 | 30 | 2022 | 27 | 6,842 |
| STP | 16 | 10 | 2022 | 2 | 506 |
| TOTALS | 888 | | | 782 | 198,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 782 | 140.7945 | 126.72 | 99,095 | 2022 | 2022 | 0 | 0 | 200 | 0.50 | 200.00 |

1 SFR MODULR – 0% - 0 Heated Area: 750 HX Base Yr




1007 S 10TH ST, FERNANDINA BEACH

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

## 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 | 0 | 0 | 370.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 2,381 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 198,190 |
| TOTAL MARKET OB/XF VALUE | 2,381 |
| TOTAL LAND VALUE - MARKET | 84,375 |
| TOTAL MARKET VALUE | 284,946 |
| SOH/AGL Deduction | 28,955 |
| ASSESSED VALUE | 255,991 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 255,991 |
| TOTAL JUST VALUE | 284,946 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 247,323 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21-1515 | CO ISSUED | 0 | 04/11/2022 |
| 20211515 | NEW CONSTR | 101,011 | 09/30/2021 |

## 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=2022] W15 S50 FOP=[YR=2022] S6 STP=[YR=2022] S4 E4 N4 W4$ E15 N6 W15$ E15 N28 DCK=[YR=2022] E4 N8 W4 S8$ N22$.

## LAND DESCRIPTION

TOTAL OB/XF 2,381

| 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 | 0 | | R-2 | 25.00 | 100.00 | 25.00 | FF | | 1.00 | 1.00 | 1.25 | 2,700.00 | 3,375.00 | 84,375 | | | | | | | |

REVIEW DATE 08/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 07/30/2025 BY SYS