

PINGARO DONALD GERALD II
95396 BENTGRASS CT
FERNANDINA BEACH, FL 32034

27-2N-28-006C-0468-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 4								Tax Dist:							
BUILDING MARKET VALUE								863,388							
TOTAL MARKET OB/XF VALUE								17,750							
TOTAL LAND VALUE - MARKET								200,000							
TOTAL MARKET VALUE								1,081,138							
SOH/AGL Deduction								0							
ASSESSED VALUE								1,081,138							
TOTAL EXEMPTION VALUE								0							
BASE TAXABLE VALUE								1,081,138							
TOTAL JUST VALUE								1,081,138							
NCON VALUE								881,138							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								165,000							
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
C0240013768				NEW SFR PRIVATE P				668,013				12/12/2024			
B240006609				H3506/ G845/ P102				668,013				06/04/2024			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
2759/794		12/27/2024		WD	Q	I	02	1,251,000							
GRANTOR: FF FLORIDA RESIDENTIA															
GRANTEE: PINGARO DONALD GERA															
2638/584		5/10/2023		SW	U	V	30	7,893,600							
GRANTOR: AMELIA NATIONAL ENTER															
GRANTEE: FF FLORIDA RESIDENT															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2025;ORIG=-8,-10] W2 W12 W2 S18 W23 N11 W29 S54 E8 N3 E6 N2 E10 E9 E2 N4 E8 S6 S1 E13 N4 E12 N51 N4 \$															
FOP=[YR=2025;ORIG=-76,-19] E20 N15 E6 S24 E26 S18 W23 N11 W29 N16 \$															
FGR=[YR=2025;ORIG=-76,51] E8 N3 E6 N2 E10 S37 W24 N32 \$															
BAS=[YR=2025;LABEL=guest cabana;ORIG=-56,-19] W20 N15 E20 S15 \$															
FOP=[YR=2025;ORIG=-43,46] E2 N4 E8 S6 W10 N2 \$															
FOP=[YR=2025;ORIG=-22,-10] E12 N2 W12 S2 \$															
DCX=[YR=2025;ORIG=-8,-6] E5 N7 W35 U7L7 N18 W11 S4 E6 S24 E26 E2 N2 E12 S2 E2 S4 \$															
.															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
000,000															
Common: 200,000															
PRINTED 07/30/2025 BY SYS															