BLOCK 12 LOT 16
AMERICAN BEACH SUB 2 PB 3/6

PAHWA SUDHIR & CHERYL
5454 ERVIN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-010B-0012-0160

BUILDING CHARACTERISTICS

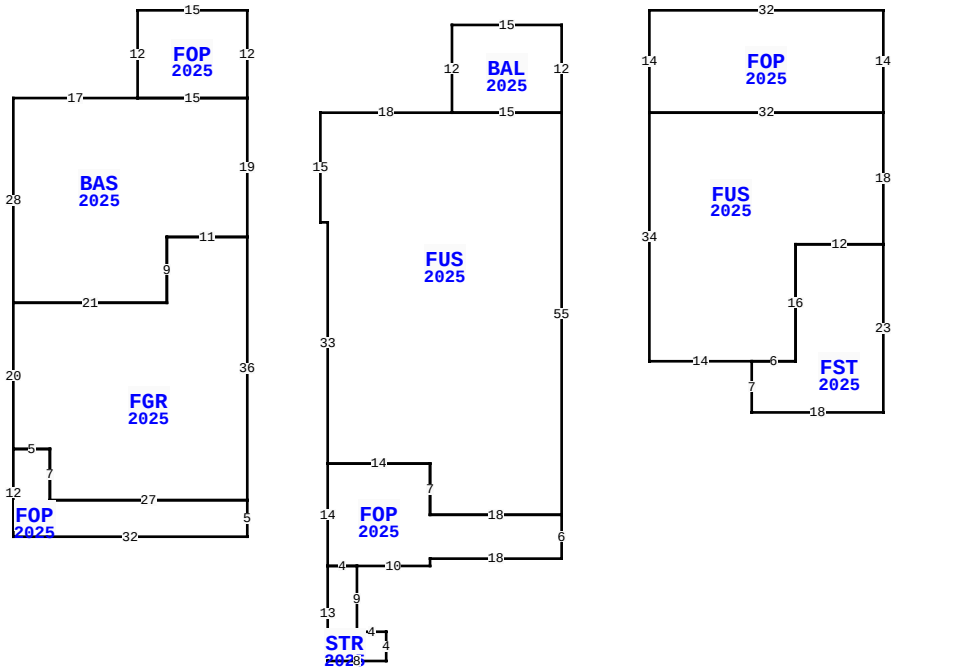
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	2025	27	4,317
BAS	797	100	2025	797	127,409
FGR	928	55	2025	510	81,529
FOP	180	30	2025	54	8,632
FOP	195	30	2025	58	9,272
FOP	304	30	2025	91	14,547
FOP	448	30	2025	134	21,421
FST	318	55	2025	175	27,976
FUS	896	100	2025	896	143,235
FUS	1,677	100	2025	1,677	268,085
TOTALS	5,991			4,426	707,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,426	96.4480	160.10	708,603	2024	2024	0	0	0	0.15	99.85

1 SFR CUST 100% - 2025 Heated Area: 3370 HX Base Yr 2025



** This building has 11 Sub-Areas

5454 ERVIN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		707,540
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,082,540
SOH/AGL Deduction		162,247
ASSESSED VALUE		920,293
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		868,882
TOTAL JUST VALUE		1,082,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,055,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008541	NEW SFR T-6662, H	698,234	07/23/2024
220008829	6662T3356H932H237	698,234	01/04/2023
20009735	DEMOLITION	0	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1706	8/31/2022	WD	Q	V	01	450,000
GRANTOR: AMCO ENTERPRISES INC						
GRANTEE: PAHWA SUDHIR & CHER						
2501/0668	9/28/2021	WD	Q	V	05	600,000
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: AMCO ENTERPRISES IN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-60,0] S15 E1 S33 E14 S7 E18 N55 W15 W18 $
FGR=[YR=2025;ORIG=-70,17] W11 S9 W21 S20 E5 S7 E27 N36 $
FUS=[YR=2025;ORIG=-15,0] E32 S18 W12 S16 W6 W14 N34 $
BAS=[YR=2025;ORIG=-70,-2] W15 W17 S28 E21 N9 E11 N19 $
FOP=[YR=2025;ORIG=-15,-14] E32 S14 W32 N14 $
FST=[YR=2025;ORIG=5,18] E12 S23 W18 N7 E6 N16 $
FOP=[YR=2025;ORIG=-59,48] E14 S7 E18 S6 W18 S1 W10 W4 N14 $
FOP=[YR=2025;ORIG=-102,46] E5 S7 E27 S5 W32 N12 $
FOP=[YR=2025;ORIG=-85,-14] E15 S12 W15 N12 $
BAL=[YR=2025;ORIG=-42,-12] E15 S12 W15 N12 $
STR=[YR=2025;ORIG=-59,62] E4 S9 E4 S4 W8 N13 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 08/28/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS