

LOS ARRAYANES INC
530 CENTRE ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0029-0120

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2				Tax Dist:									
BUILDING MARKET VALUE										995,530			
TOTAL MARKET OB/XF VALUE										56,468			
TOTAL LAND VALUE - MARKET										1,850,000			
TOTAL MARKET VALUE										2,901,998			
SOH/AGL Deduction										924,142			
ASSESSED VALUE										1,977,856			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										1,977,856			
TOTAL JUST VALUE										2,901,998			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										2,538,461			
PEPPER'S MEXICAN RESTUARANT: AS OF 11/2024 KW													
PERMIT NUM		DESCRIPTION				AMT				ISSUED			
20210224		XFOB				180,000				11/02/2021			
20130084		ELEC OTHER				250				01/11/2013			
20120757		INSTL RANGE HOOD				20,500				05/01/2012			
20120656		RANGE HOOD SPRKLR				1,500				04/16/2012			
20120621		INSTL ADDL BEAMS				5,000				04/11/2012			
20120592		MODIFY FIRE SPRIN				4,100				04/10/2012			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
1855/1697		4/26/2013		WD		Q		I		01		2,065,200	
GRANTOR: 520-530 CENTRE STREET													
GRANTEE: LOS ARRAYANES INC													
1830/1265		12/19/2012		WD		U		I		11		100	
GRANTOR: SHAW DONALD M													
GRANTEE: 520-530 CENTRE STRE													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2012;ORIG=0,0] N5 W9 W2 S34 E7 S18 E67 E1 N19 W8 S7 W10 N1 W12 N9 E2 N28 W1 W19 N2 W16 S5 E3 S5 E2 S22 W5 N27 \$ BAS=[YR=2013;ORIG=-4,47] W23 S31 E6 E35 N13 E40 N5 E9 N13 W67 \$ BAS=[YR=2012;ORIG=64,28] N2 W1 N25 W7 N6 W15 W4 W2 S2 E1 S28 W2 S9 E12 N6 E10 E8 \$ CAN=[YR=2011;ORIG=-9,-5] N4 W7 S35 W13 S21 E2 E23 N18 W7 N34 E2 \$ BAS=[YR=2013;ORIG=58,78] E5 N18 W9 S5 W40 S13 E24 E20 \$ UOP=[YR=2010;ORIG=-9,-9] N4 W20 S39 E13 N35 E7 \$ UOP=[YR=2011;ORIG=35,-5] E2 N8 W5 S2 W24 N2 W17 S4 S4 E9 E16 E19 \$													
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR CONSRV	
50,000													
00,000													
Common: 1,850,000 PRINTED 07/09/2026 BY SYS													

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