BLOCK 157 E1/2 OF LOTS 1 2
3 4
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0157-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

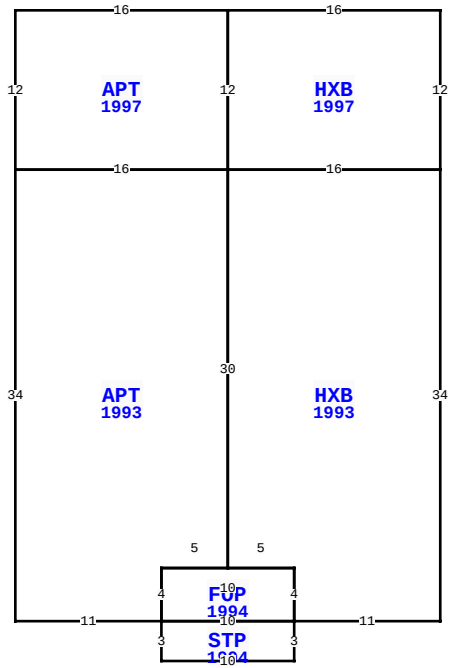
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	524	100	1993	524	96,428
APT	192	100	1997	192	35,332
FOP	40	30	1994	12	2,209
HXB	524	100	1993	524	96,428
HXB	192	100	1997	192	35,332
STP	30	10	1994	3	552
TOTALS	1,502			1,447	266,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,447	147.0976	204.47	295,868	1952	2005	0	0	0	10.00	90.00

1 DUPLEX 0% - 0 Heated Area: 1432 HX Base Yr



1010 HICKORY ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	266,281
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	402,481
SOH/AGL Deduction	46,601
ASSESSED VALUE	355,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,880
TOTAL JUST VALUE	402,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200021	KITH/BATH	0	01/16/2020
972095	REMODEL	38,000	09/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0963	11/06/2020	WD	Q	I	01	290,000
GRANTOR: GIBBS MICHAEL						
GRANTEE: PESTANA MARINA & JO						
2330/0380	12/30/2019	TD	Q	I	01	110,000
GRANTOR: KLEIN EMILIE A REVOCA						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1997] W16 APT=[YR=1997] W16S12 APT=[YR=1993] S34E11
STP=[YR=1994] S3E10N3 HXB=[YR=1993] E11N34W16S30E5S4$
FOP=[YR=1994] N4W10S4E10$ W10$ N4E5 N30W16$ E16N12$
S12E16N12$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS