BLOCK 171 LOTS 26 & 27
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0171-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

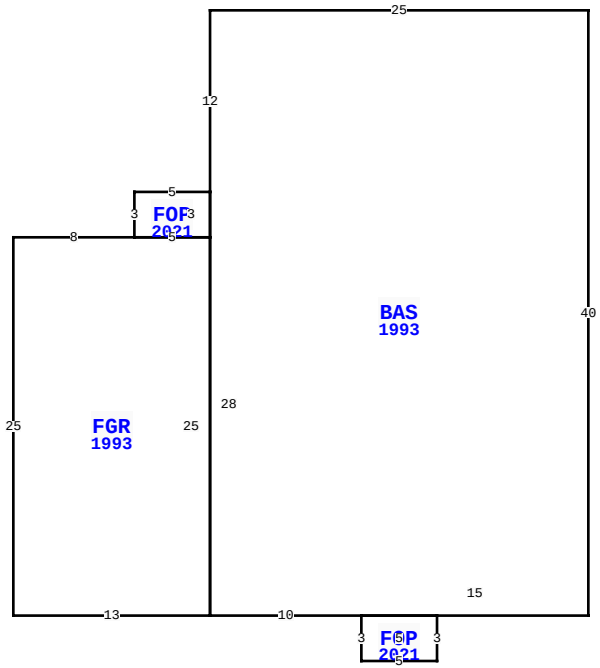
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	158,915
FGR	325	55	1993	179	28,446
FOP	15	30	2021	4	635
FOP	15	30	2021	4	635
TOTALS	1,355			1,187	188,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,187	123.5960	171.80	203,927	1981	2010	0	0	0	7.50	92.50

1 SNGL FAM 0% - 0 Heated Area: 1000 HX Base Yr



1011 S 10TH ST, 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	188,632
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	323,632
SOH/AGL Deduction	35,740
ASSESSED VALUE	287,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,892
TOTAL JUST VALUE	323,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200501	ADDITION	45,000	09/30/2020
20101958	ELEC OTHER	200	11/12/2010
20032629	REMODEL	1,000	03/05/2003
20032588	REMODEL	21,000	02/26/2003

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=1993] W25 S12 FOP=[YR=2021] W5 S3 FGR=[YR=1993] W8 S25 E13 N25 W5$ E5 N3$ S28 E10 FOP=[YR=2021] S3 E5 N3 W5$ E15 N40$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS