LOT 5
OAK CREST #2 PB5/204

**PANGRAC JOHN F & ALICIA**
4539 OAKRIDGE DR
TOLEDO, OH 43623

**2023**

**00-00-30-0411-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

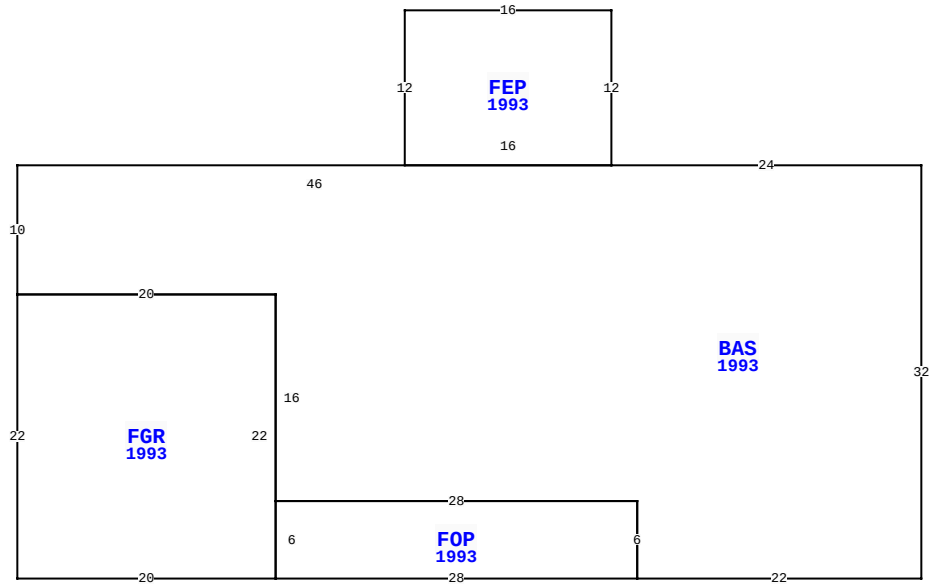
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,632 | 100 | 1,632 | 202,736 |
| FEP | 192 | 80 | 154 | 19,131 |
| FGR | 440 | 55 | 242 | 30,062 |
| FOP | 168 | 30 | 50 | 6,211 |
| TOTALS | 2,432 | | 2,078 | 258,142 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,078 | 120.5890 | 143.20 | 297,570 | 1988 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SNGL FAM – 0% - 0 Heated Area: 1632 HX Base Yr




1409 SOUTH PIKE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 258,142 |
| TOTAL MARKET OB/XF VALUE | 9,886 |
| TOTAL LAND VALUE - MARKET | 115,000 |
| TOTAL MARKET VALUE | 383,028 |
| SOH/AGL Deduction | 67,579 |
| ASSESSED VALUE | 315,449 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 315,449 |
| TOTAL JUST VALUE | 383,028 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 394,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2284/0856 | 6/21/2019 | WD | Q | I | 01 | 323,000 |
| GRANTOR: CHESTNUT KELLIE D | | | | | | |
| GRANTEE: PANGRAC JOHN F & AL | | | | | | |
| 1991/1805 | 7/16/2015 | WD | Q | I | 01 | 215,000 |
| GRANTOR: REGISTER INVESCO LLC | | | | | | |
| GRANTEE: CHESTNUT KELLIE D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=1993] N12 W16 S12 E16 $ W46 S10 FGR=[YR=1993] S22 E20 FOP=[YR=1993] E28 N6 W28 S6 $ N22 W20 $ E20 S16 E28 S6 E22 N32 $ .

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,430.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 57 | 5,298 | |
| 2 | 0858 | SCULP CONC | 0 | 0 | 61 | 3 | 183.00 | SF | 13.00 | 13.00 | 100 | 2006 | 2006 | 3 | 97 | 2,308 | |
| 3 | 0820 | WOOD WALK | 0 | 0 | 0 | 0 | 420.00 | SF | 5.88 | 5.88 | 100 | 1988 | 1988 | 3 | 40 | 987 | |
| 4 | 0820 | WOOD WALK | 0 | 0 | 0 | 0 | 122.00 | SF | 11.75 | 11.75 | 100 | 1988 | 1988 | 3 | 40 | 573 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 20 | 720 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,886

| 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 | SFR | 0 | 0006 | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 01/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS