LOT 1
IN OR 2231/1002
OAK CREST #2 PB 5/204

JODWAY MICHAEL & KOLLEEN
1113 MERIMACK CIRCLE
MEDINA, OH 44256

2024

00-00-30-0411-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

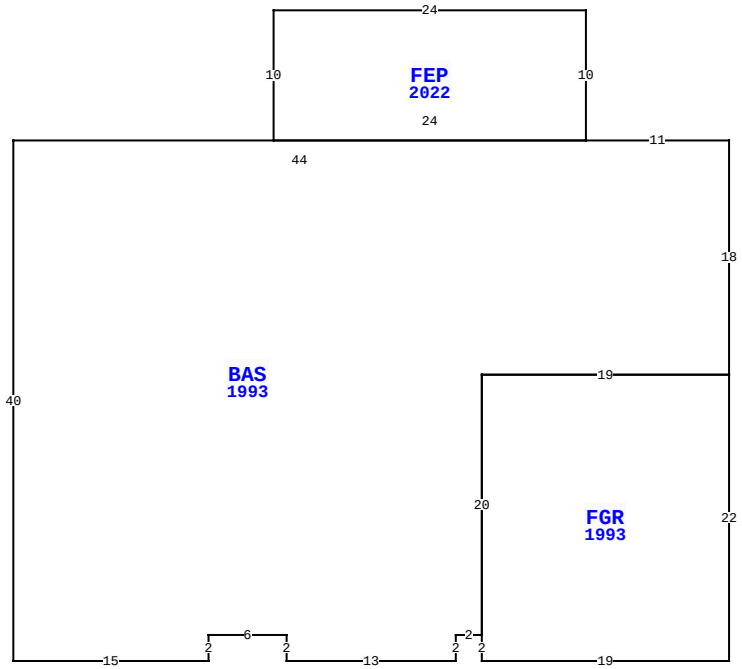
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	234,189
FEP	240	80	192	25,461
FGR	418	55	230	30,500
TOTALS	2,424		2,188	290,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,188	123.0684	153.84	336,602	1989	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1766 HX Base Yr



1401 SOUTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	290,151
TOTAL MARKET OB/XF VALUE	20,566
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	460,717
SOH/AGL Deduction	78,392
ASSESSED VALUE	382,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,325
TOTAL JUST VALUE	460,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002194	ADDITION	64,662	02/08/2022
6546	SWIM POOL	10,375	06/20/1990
2846	H/AC	1,900	12/14/1988
5536	NEW CONSTR	1,600	11/28/1988
5314	NEW CONSTR	70,736	11/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1002	10/18/2018	WD	Q	I	01	331,000
GRANTOR: PICATAGI-PAUL DOROTHY						
GRANTEE: JODWAY MICHAEL & KO						
1355/1141	10/04/2005	WD	Q	I		269,000
GRANTOR: GERRIOR RAYMOND A & P						
GRANTEE: PICATAGI-PAUL DOROT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=2022] N10W24 S10 E24 $ W44 S40 E15 N2 E6 S2 E13 N2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20 $ N20 E19 N18 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	0	0	0	803.00	SF	6.50	6.50	100	1989	1989	3	57	2,975	
3	0940	SHEDS/PORT	0	0	0	0	192.00	SF	21.00	21.00	100	1989	1989	3	20	806	
4	0861	POOL GUNIT	0	0	31	15	465.00	SF	85.00	85.00	100	1990	1990	3	20	7,905	
5	0845	KOOL DECK	0	0	0	0	655.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,826	
6	0810	CONCRETE A	0	0	0	0	576.00	SF	6.50	6.50	100	2022	2022	3	100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 20,566

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	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS