LOT 5
OAK CREST #2 PB5/204

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

2025

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

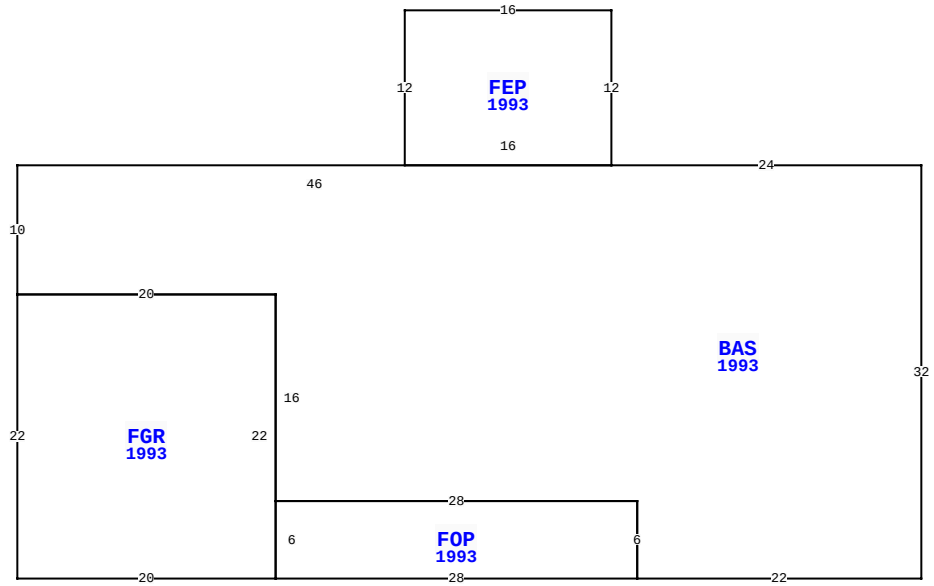
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	222,763
FEP	192	80	1993	154	21,021
FGR	440	55	1993	242	33,033
FOP	168	30	1993	50	6,825
TOTALS	2,432			2,078	283,640

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	159.18	330,776	1988	1995	0	0	0	14.25	85.75

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	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,640
TOTAL MARKET OB/XF VALUE	9,397
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	493,037
SOH/AGL Deduction	111,344
ASSESSED VALUE	381,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,693
TOTAL JUST VALUE	493,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,798

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	52	4,833	
2	0858	SCULP CONC	0	0	61	3	183.00	SF	13.00	13.00	100	2006	2006	3	96	2,284	
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 9,397

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	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS