LOT 3
OCEAN DUNES PB 4/54

PANOS PIERRE
3991 PACES FERRY DRIVE SE
ATLANTA, GA 30339

2025

00-00-30-0450-0003-0000

BUILDING CHARACTERISTICS

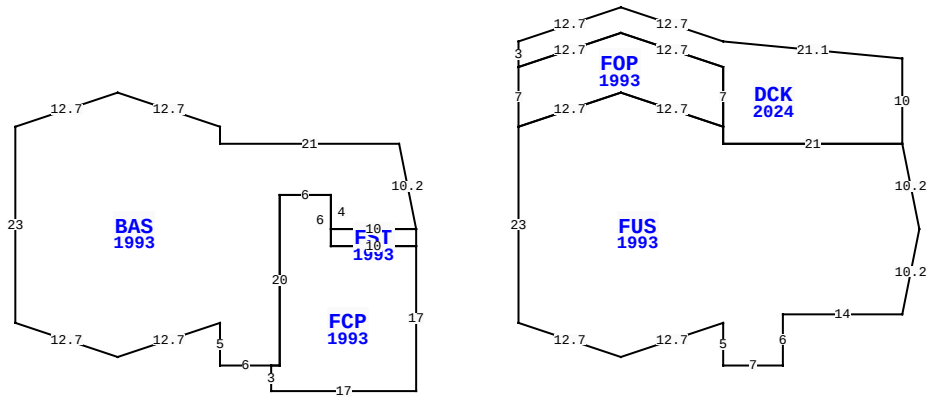
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 03
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	1993	956	221,922
DCK	303	10	2024	30	6,964
FCP	311	25	1993	78	18,107
FOP	168	30	1993	50	11,607
FST	20	55	1993	11	2,553
FUS	1,130	100	1993	1,130	262,314
TOTALS	2,888			2,255	523,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,255	164.1578	259.37	584,879	1975	2003	0	0	0	10.50	89.50

1 SFR CUST – 0% - 2023 Heated Area: 2086 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

4358 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	523,467
TOTAL MARKET OB/XF VALUE	10,992
TOTAL LAND VALUE - MARKET	1,615,000
TOTAL MARKET VALUE	2,149,459
SOH/AGL Deduction	43,557
ASSESSED VALUE	2,105,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,105,902
TOTAL JUST VALUE	2,149,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,914,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008252	DECK 1775SF	40,000	06/27/2023
230000354	RMDL BATH	100,000	01/12/2023
E951793	CHNGE SRVC	900	05/01/1995
B9501768	ADDITION	80,961	03/01/1995
B9501599	REMODEL	2,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1840	11/02/2022	WD	Q	I	01	2,675,000
GRANTOR: SINCLAIR FIRST COAST						
GRANTEE: PANOS PIERRE						
2559/0426	4/29/2022	WD	Q	I	01	2,650,000
GRANTOR: HALL TOMMIE OXFORD RE						
GRANTEE: SINCLAIR FIRST COAS						

BUILDING NOTES

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	0811	CONCRETE B	0	0	66	11	726.00	SF	5.20	5.20	100	1975	1975	3	25	944	
2	0812	CONCRETE C	0	0	0	0	1,853.00	SF	4.00	4.00	100	1995	1995	3	68	5,040	
3	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50	6.50	100	1995	1995	3	68	345	
4	0820	WOOD WALK	0	0	0	0	484.00	SF	11.75	11.75	100	2024	2023		82	4,663	

BUILDING DIMENSIONS

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FUS=[YR=1993;ORIG=14,-2] S23 D4R12 U4R12 S5 E7 N6 E14 U10R2
U10L2 W21 N2 U4L12 D4L12 $
BAS=[YR=1993;ORIG=0,0] W21 N2 U4L12 D4L12 S23 D4R12 U4R12 S5
E6 E1 N20 E6 S4 E10 U10L2 $
FCP=[YR=1993;ORIG=-15,26] S3 E17 N17 W10 N6 W6 S20 W1 $
DCK=[YR=2024;ORIG=38,0] E21 N10 U2L21 U4L12 D4L12 S3 U4R12
D4R12 S7 S2 $
FOP=[YR=1993;ORIG=14,-9] S7 U4R12 D4R12 N7 U4L12 D4L12 $
FST=[YR=1993;ORIG=2,12] N2 W10 S2 E10 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 10,992

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	000120	C	RES OCEAN	0		RSF-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,615,000							

REVIEW DATE 05/14/2024 BY HS Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS