LOT 36
PLANTATION POINT PB 5/269

ORESZKO MARK D & SUSANNE
4000 EARLS COURT
ALPHARETTA, GA 30004

2025

00-00-30-0518-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

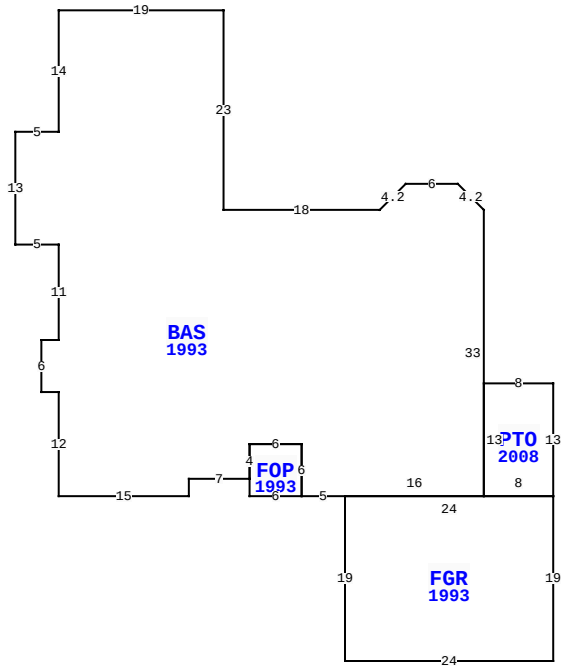
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1993	2,108	344,259
FGR	456	55	1993	251	40,991
FOP	36	30	1993	11	1,796
PTO	104	5	2008	5	817
TOTALS	2,704			2,375	387,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,375	121.6033	192.13	456,309	1993	1993	0	0	0	15.00	85.00

1 SFR CUST – 0% - 0 Heated Area: 2108 HX Base Yr



1387 MISSION SAN CARLOS DR, 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	387,863
TOTAL MARKET OB/XF VALUE	10,195
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	748,058
SOH/AGL Deduction	88,770
ASSESSED VALUE	659,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	659,288
TOTAL JUST VALUE	748,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	729,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8672	NEW CONSTR	129,800	02/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1206	6/07/2021	WD	Q	I	01	499,000
GRANTOR: PAGNOTTI MICHAEL & DI						
GRANTEE: ORESZKO MARK D & SU						
2125/0090	5/26/2017	WD	Q	I	01	380,000
GRANTOR: HAMILTON KEITH S & VI						
GRANTEE: PAGNOTTI MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U3 L3 W6 L3 D3 W18 N23 W19 S14 W5 S13 E5 S11 W2 S6 E2 S12 E15 N2 E7 FOP=[YR=1993] S2 E6 N6 W6 S4$ N4 E6 S6 E5 FGR=[YR=1993] S19 E24 N19 PTO=[YR=2008] N13 W8 S13 E8$ W24$ E16 N33$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	1,789.00	SF	4.00	4.00	100	1993	1993	3	64	4,580	
3	0810	CONCRETE A	0	0	0	0	76.00	SF	6.50	6.50	100	1993	1993	3	64	316	
4	0858	SCULP CONC	0	0	18	17	306.00	SF	13.00	13.00	100	2008	2008	3	97	3,859	

LAND DESCRIPTION

TOTAL OB/XF 10,195

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	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS