LOT 8
OYSTER BAY #5 PB 6/12

HENNON PAUL & CYNTHIA
4944 DAMASCUS DR
OTTAWA HILLS, OH 43615

2025

46-3N-28-5484-0008-0000

BUILDING CHARACTERISTICS

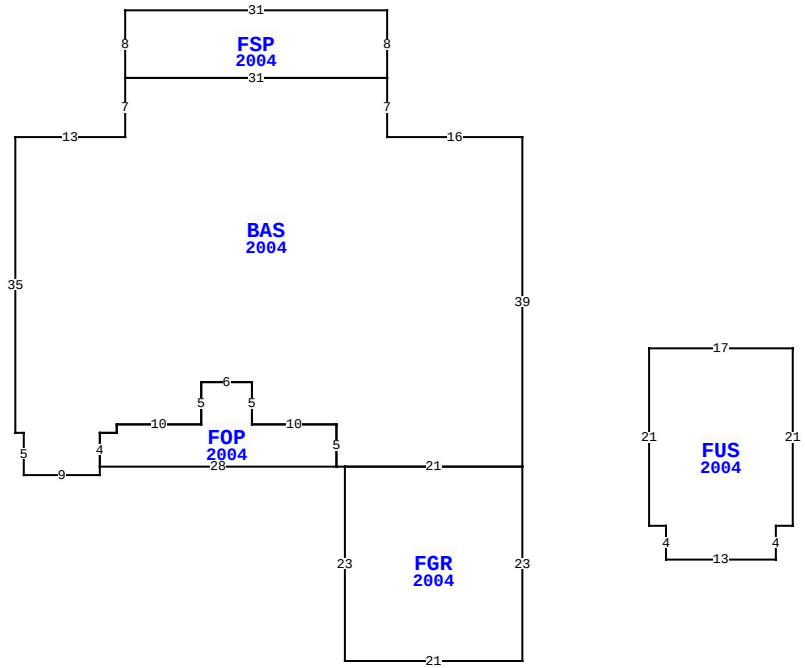
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2004	2,394	539,583
FGR	483	55	2004	266	59,954
FOP	168	30	2004	50	11,270
FSP	248	40	2004	99	22,314
FUS	409	100	2004	409	92,184
TOTALS	3,702			3,218	725,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,218	149.3712	236.01	759,480	2004	2014	0	0	0	4.50	95.50

1 SFR CUST – 0% - 2025 Heated Area: 2803 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

96121 LIGHT WIND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	725,303
TOTAL MARKET OB/XF VALUE	12,281
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	880,084
SOH/AGL Deduction	0
ASSESSED VALUE	880,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	880,084
TOTAL JUST VALUE	880,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	844,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809105	(1) DOOR	0	11/01/2018
B0412495	NEW CONSTR	198,105	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2743/1996	10/15/2024	WD	Q	I	01	1,007,800
GRANTOR: MIKOLASKO ERIC JOHN &						
GRANTEE: HENNON PAUL & CYNTH						
2297/1370	8/14/2019	WD	Q	I	01	470,000
GRANTOR: FARGO BENJAMIN E & SA						
GRANTEE: MIKOLASKO ERIC JOHN						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	1,410.00	SF	5.20	5.20	100	2004	2004	3	83	6,086	
3	0855	CONC PAVER	0	0	0	0	350.00	SF	10.00	10.00	100	2010	2010	3	90	3,150	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W16 N7 W31 S7 W13 S35 E1 S5 E9 N1 N4 E2 N1 E10 N5 E6 S5 E10 S5 E1 E21 N39 $
FGR=[YR=2004;ORIG=-21,39] S23 E21 N23 W21 $
FUS=[YR=2004;ORIG=15,25] E17 S21 W2 S4 W13 N4 W2 N21 $
FSP=[YR=2004;ORIG=-16,-7] N8 W31 S8 E31 $
FOP=[YR=2004;ORIG=-50,39] E28 N5 W10 N5 W6 S5 W10 S1 W2 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,281

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS