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

JODWAY MICHAEL & KOLLEEN
1113 MERIMACK CIRCLE
MEDINA, OH 44256

**2026**

**00-00-30-0411-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

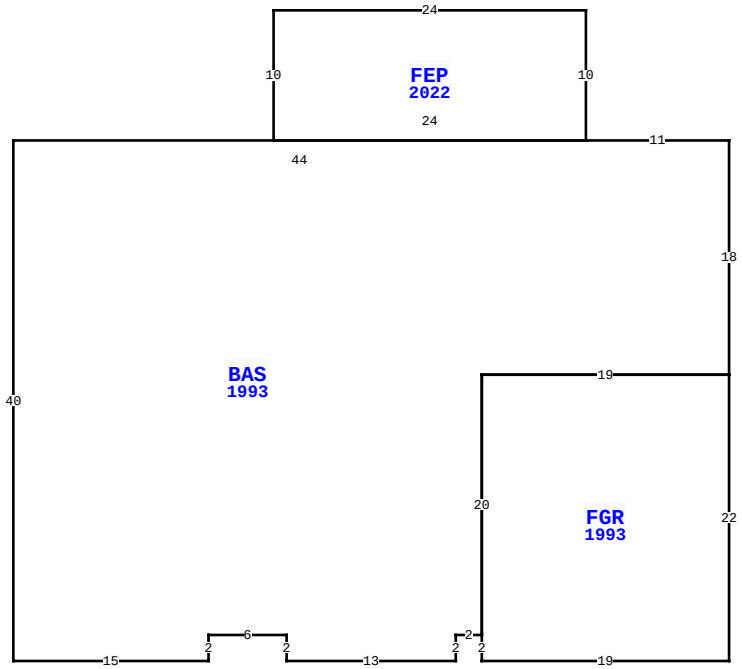
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,766 | 100 | 1993 | 1,766 | 257,398 |
| FEP | 240 | 80 | 2022 | 192 | 27,984 |
| FGR | 418 | 55 | 1993 | 230 | 33,523 |
| TOTALS | 2,424 | | | 2,188 | 318,904 |

## 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 | 171.07 | 374,301 | 1989 | 1995 | 0 | 0 | 0 | 14.80 | 85.20 |

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 | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 318,904 |
| TOTAL MARKET OB/XF VALUE | 45,476 |
| TOTAL LAND VALUE - MARKET | 205,000 |
| TOTAL MARKET VALUE | 569,380 |
| SOH/AGL Deduction | 106,767 |
| ASSESSED VALUE | 462,613 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 462,613 |
| TOTAL JUST VALUE | 569,380 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 524,823 |

| 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 | 62 | 2,170 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 0 | 0 | 192.00 | SF | 21.00 | 21.00 | 100 | 1989 | 1989 | 3 | 20 | 806 | |
| 4 | 0860 | POOL/SPA | 0 | 0 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1990 | 1990 | 04 | 85 | 42,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,476

| 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 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS