LOT 3
OCEAN DUNES PB 4/54

**PANOS PIERRE**
3991 PACES FERRY DRIVE SE
ATLANTA, GA 30339

**2026**

**00-00-30-0450-0003-0000**

## BUILDING CHARACTERISTICS

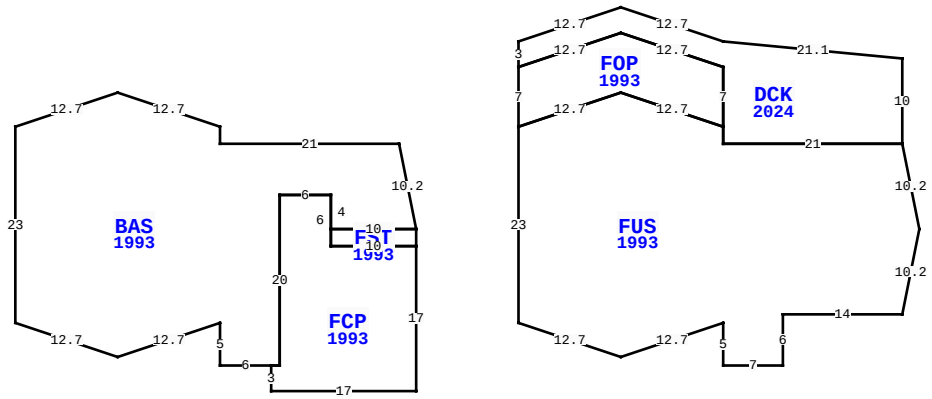
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 231,854 |
| DCK | 303 | 10 | 2024 | 30 | 7,276 |
| FCP | 311 | 25 | 1993 | 78 | 18,917 |
| FOP | 168 | 30 | 1993 | 50 | 12,126 |
| FST | 20 | 55 | 1993 | 11 | 2,668 |
| FUS | 1,130 | 100 | 1993 | 1,130 | 274,053 |
| TOTALS | 2,888 | | | 2,255 | 546,894 |

## 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 | 272.50 | 614,488 | 1975 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

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




4358 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 546,894 |
| TOTAL MARKET OB/XF VALUE | 13,504 |
| TOTAL LAND VALUE - MARKET | 1,785,000 |
| TOTAL MARKET VALUE | 2,345,398 |
| SOH/AGL Deduction | 28,906 |
| ASSESSED VALUE | 2,316,492 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,316,492 |
| TOTAL JUST VALUE | 2,345,398 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,149,459 |

| 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

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0416 | DUNEWALKS | 0 | 0 | 0 | 0 | 484.00 | SF | 30.00 | 30.00 | 100 | 2024 | 2023 | | 93 | 13,504 | |

## BUILDING DIMENSIONS

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 $
.

## LAND DESCRIPTION

TOTAL OB/XF 13,504

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 21,000.00 | 21,000.00 | 1,785,000 | | | | | | | |

REVIEW DATE 05/14/2024 BY HS Total Acres: 0.00 Total Land Value: 1,785,000 Market: 0 Agricultural: 0 Common: 1,785,000 PRINTED 07/09/2026 BY SYS