

LOT 3
IN OR 1297/473
OAK CREST #2 PB5/204

DAHL LYNDA ANN
1405 S PIKE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 90	0900	01	2,193	137.4940	163.27	358,051	1989	1995	0	0	0	13.73	86.27	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 1999													Heated Area: 1955												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1999												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 100																										
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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,715	100	1,715	241,563																								
BAS	240	100	240	33,805																								
FGR	418	55	230	32,396																								
FOP	25	30	8	1,127																								
TOTALS			2,398	2,193	308,891																							
EXTRA FEATURES					1405 SOUTH PIKE LN, FERNANDINA BEACH																							
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												
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1989	1989	3	68	2,380												
2	0855	CONC PAVER	0	100	0	0		816.00	SF 10.00	10.00	100	2007	2007	3	89	7,262												
3	0861	POOL GUNIT	0	100	0	0		300.00	SF 85.00	85.00	100	2005	2005	3	44	11,220												
5	0845	KOOL DECK	0	100	0	0		864.00	SF 15.95	15.95	100	2005	2005	3	87	11,989												
6	0910	SCRN RM L	0	100	0	0		1,164.00	SF 15.00	15.00	100	2005	2005	3	27	4,714												
7	0962	SKYLIGHT	0	100	0	0		1.00	UT 250.00	250.00	100	2005	2005	3	87	218												
TOTAL OB/XF 37,783																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000											
REVIEW DATE 01/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																												