BLOCK E LOT 2
PARCEL 2 IN OR 2535/1456
OAK GROVE UNIT 2 PB 2/60

SAPPY LOGS LLC
1408 S PIKE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-042C-000E-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

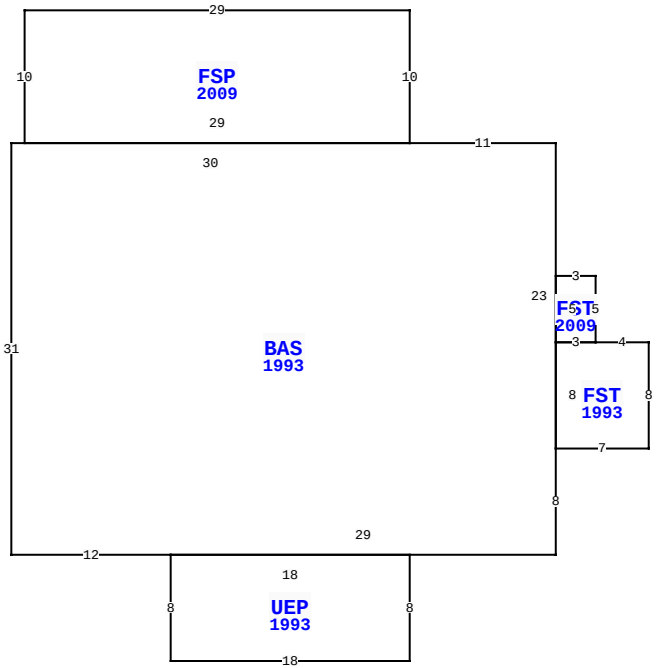
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	74,311
FSP	290	40	116	6,782
FST	56	55	31	1,812
FST	15	55	8	468
UEP	144	60	86	5,028
TOTALS	1,776		1,512	88,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	103.1220	93.07	140,722	1952	1952	0	0	0	37.18	62.82

1 SINGLE FAM – 0% - 2023 Heated Area: 1271 HX Base Yr



1943 PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,402
TOTAL MARKET OB/XF VALUE	3,139
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	199,541
SOH/AGL Deduction	0
ASSESSED VALUE	199,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,541
TOTAL JUST VALUE	199,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013813	ADDITION	39,829	09/12/2022
22003029	DEMOLITION	0	02/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1456	2/02/2022	WD	Q	I	05	267,000
GRANTOR: COKER JAMES LARRY &						
GRANTEE: SAPPY LOGS LLC						
2357/1165	4/27/2020	FJ	U	I	11	100
GRANTOR: POWERS GAIL ATHLEEN E						
GRANTEE: COKER JAMES LARRY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FSP=[YR=2009] N10W29S10 E29$W30 S31E12
UEP=[YR=1993] S8 E18 N8 W18$E29 N8 FST=[YR=1993] E7 N8W4
FST=[YR=2009] N5W3S5E3$W3S8$N23$.

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	0510	GARAGE WD-	0	0	20	14	280.00	SF	35.00	35.00	100	1952	1952	3	20	1,960	
2	0810	CONCRETE A	0	0	21	12	252.00	SF	6.50	6.50	100	1995	1995	3	72	1,179	

LAND DESCRIPTION

TOTAL OB/XF 3,139

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	SFR	0		RS-2	90.00	150.00	90.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	108,000							

REVIEW DATE 06/23/2023 BY TW Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS