

LOT 2
IN OR 2203/1350
OAK CREST #2 PB 5/204

HART GLORIA M
1403 SOUTH PIKE LANE
FERNANIDNA BEACH, FL 32034

2024

00-00-30-0411-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	3 100
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
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	184,484
FEP	104	80	83	11,496
FGR	440	55	242	33,517
FOP	32	30	10	1,385
PTO	130	5	6	831

TOTALS	2,038	1,673	231,713
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	829.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,673	125.6950	157.12	262,862	1989	2000	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 1332									
HX Base Yr 2019									

1403 SOUTH PIKE LN, FERNANDINA BEACH	BLD DATE 04/17/2009	RK 04/17/2009	LGL DATE	04/03/2024	MLU
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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	0810	CONCRETE A	0	100	0	0	829.00	SF	6.50	6.50	100	1989	1989	3	57	3,071	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
4	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	1995	1995	3	70	2,958	

TOTAL OB/XF													8,339	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06 RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000.00			

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
231,713									
TOTAL MARKET OB/XF VALUE									
8,339									
TOTAL LAND VALUE - MARKET									
150,000									
TOTAL MARKET VALUE									
390,052									
SOH/AGL Deduction									
170,086									
ASSESSED VALUE									
219,966									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
169,966									
TOTAL JUST VALUE									
390,052									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
345,599									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015350	REMODEL	32,000	10/13/2022
3017	H/AC	1,900	05/18/1989
3479	NEW CONSTR	1,500	04/24/1989
5864	NEW CONSTR	1,600	04/21/1989
5633	NEW CONSTR	78,685	04/11/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1350	6/14/2018	WD	Q	I	01	266,000
GRANTOR: MACDONALD JANE MILLER						
GRANTEE: HART GLORIA M						
2189/1179	4/10/2018	WD	Q	I	01	266,000
GRANTOR: MILLER MICHAEL						
GRANTEE: MACDONALD JANE MILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W10 FEP=[YR=2008] W8 BAS=[YR=1993] W30 S29									
FGR=[YR=1993] S22 E20 N5 FOP=[YR=1993] E8 N4 W8 S4 \$ N17 W20									
\$ E20 S13 E8 S10 E10 N39 W8 N13 \$ S13 E8 N13 \$ S13 E10 N13 \$									