

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

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

2024

00-00-30-0411-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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	252,754
BAS	240	100	240	35,371
FGR	418	55	230	33,897
FOP	25	30	8	1,179
TOTALS	2,398		2,193	323,201

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	864.00	SF	15.95	15.95	
5	0910	SCRN RM L	0	100	0	0	1,164.00	SF	15.00	15.00	
6	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,193	137.4940	171.87	376,911	1989	1995	0	0	0	14.25	85.75	
1 SNGL FAM - 100% - 1999 Heated Area: 1955 HX Base Yr 1999													
1405 SOUTH PIKE LN, FERNANDINA BEACH													
BLD DATE: 04/03/2024 MLU													

TOTAL OB/XF 35,947													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989
2	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2007	2007
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2005	2005
4	0845	KOOL DECK	0	100	0	0	864.00	SF	15.95	15.95	100	2005	2005
5	0910	SCRN RM L	0	100	0	0	1,164.00	SF	15.00	15.00	100	2005	2005
6	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2005	2005

TOTAL OB/XF 35,947													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	SFR	100	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 8													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8										Tax Dist:			
BUILDING MARKET VALUE										323,201			
TOTAL MARKET OB/XF VALUE										35,947			
TOTAL LAND VALUE - MARKET										150,000			
TOTAL MARKET VALUE										509,148			
SOH/AGL Deduction										319,412			
ASSESSED VALUE										189,736			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										139,736			
TOTAL JUST VALUE										509,148			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										461,674			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16368	ADDITION	13,058	10/01/2005
B0515878	SWIM POOL	24,000	01/01/2005
3018	H/AC	1,900	05/18/1989
5928	NEW CONSTR	1,600	05/16/1989
3515	NEW CONSTR	1,500	05/15/1989
5714	NEW CONSTR	83,202	05/09/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1297/0473	2/23/2005	QC U	I	I	01	100	
GRANTOR: DAHL LYNDA A & MARY A							
GRANTEE: DAHL LYNDA ANN							
1297/0471	2/23/2005	WD U	I	I	07	100	
GRANTOR: KENNA ALEXANDER P							
GRANTEE: DAHL LYNDA A & MARY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W13 BAS=[YR=2005] N12 W20 S12 E20 \$ W41 S35 FGR=[YR=1993] S22 E19 N22 W19 \$ E24 N5E9 FOP=[YR=1993] U3 R3 N1E4S1 R3 D3 W10 \$ U3 R3 N1E4S1 R3 D3 E11 N30 \$.													