LOT 7
OAK CREST #2 PB5/204

BOURQUIN LISA A
1406 SOUTH PIKE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

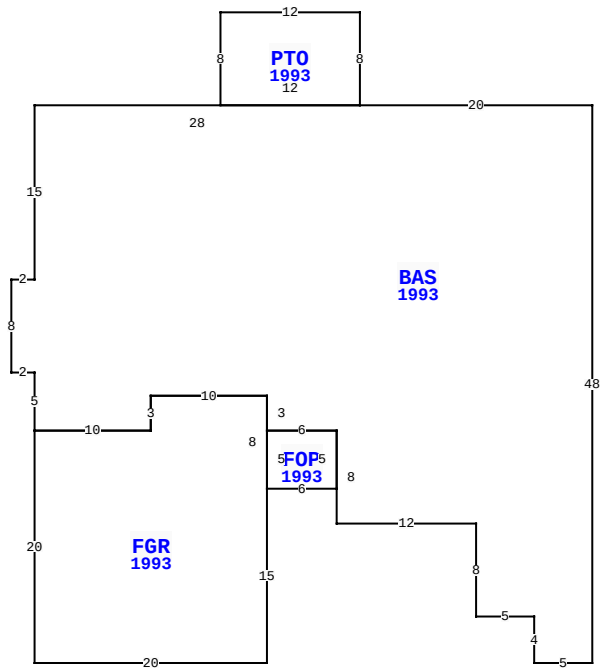
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	222,878
FGR	430	55	236	32,751
FOP	30	30	9	1,249
PTO	96	5	5	694
TOTALS	2,162		1,856	257,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,856	125.0970	156.37	290,223	1989	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2023 Heated Area: 1606 HX Base Yr 2023



1406 SOUTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,573
TOTAL MARKET OB/XF VALUE		6,782
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		414,355
SOH/AGL Deduction		147,880
ASSESSED VALUE		266,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,475
TOTAL JUST VALUE		414,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2880	H/AC	1,900	01/17/1989
5537	NEW CONSTR	1,600	11/28/1988
5315	NEW CONSTR	52,669	11/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0209	8/12/2022	QC	U	I	11	100
GRANTOR: MCABEE LISA A N/K/A						
GRANTEE: BOURQUIN LISA A						
2534/1863	2/01/2022	WD	Q	I	01	450,000
GRANTOR: SAPPY LOGS LLC						
GRANTEE: MCABEE LISA A & GEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N8 W12 S8 E12 $ W28 S15 W2 S8 E2 S5 FGR=[YR=1993] S20 E20 N15 FOP=[YR=1993] E6 N5 W6 S5 $ N8 W10 S3 W10 $ E10 N3 E10 S3 E6 S8 E12 S8 E5 S4 E5 N48 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	100	61	16	976.00	SF	6.50	6.50	100	1989	1989	3	57	3,616	
3	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	1989	1989	3	57	489	
4	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	1989	1989	3	57	367	

LAND DESCRIPTION

TOTAL OB/XF 6,782

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	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS