LOT 35
DRAINAGE ESMT IN OR 784/1020
DRAINAGE ESMT IN OR 784/1021

SPRAGUE SALLIE G L/E/
4 CORNELL DRIVE
LONGMONT, CO 80503

2024

00-00-30-0411-0035-0000

BUILDING CHARACTERISTICS

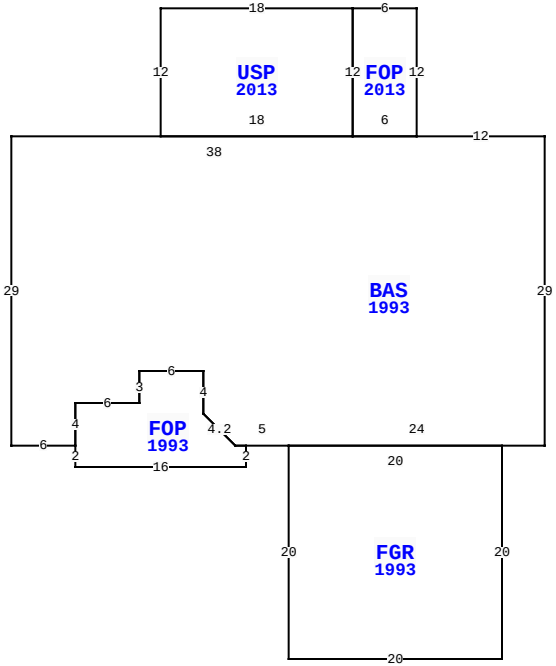
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,380	100	1,380	190,940
FGR	400	55	220	30,439
FOP	103	30	31	4,289
FOP	72	30	22	3,044
USP	216	30	65	8,993
TOTALS	2,171		1,718	237,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,718	128.3400	160.42	275,602	1989	1995	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 0 Heated Area: 1380 HX Base Yr



1312 NORTH PIKE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	237,707
TOTAL MARKET OB/XF VALUE	4,601
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	392,308
SOH/AGL Deduction	77,749
ASSESSED VALUE	314,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,559
TOTAL JUST VALUE	392,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000098	REMODEL	12,310	08/01/2000
5882	NEW CONSTR	76,150	07/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1134	3/12/2019	QC	U	I	11	100
GRANTOR: SPRAGUE SALLIE G						
GRANTEE: SPRAGUE SALLIE G LI						
1830/0717	12/14/2012	WD	Q	I	02	167,000
GRANTOR: CARRIER LORRAINE M						
GRANTEE: SPRAGUE SALLIE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=2013] N12 W6 USP=[YR=2013] W18 S12 E18 N12$ S12 E6$ W38 S29 E6 FOP=[YR=1993] S2 E16 N2 W1 U3 L3 N4 W6 S3 W6 S4$ N4 E6 N3 E6 S4 D3 R3 E5 FGR=[YR=1993] S20 E20 N20 W20$ E24 N29$.

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	0810	CONCRETE A	0	0	0	0	892.00	SF	6.50	6.50	100	1989	1989	3	57	3,305	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2010	2010	3	45	1,296	

LAND DESCRIPTION

TOTAL OB/XF 4,601

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		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