

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

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

2025

00-00-30-0411-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
---------	--	----------	----

NEIGHBORHOOD/LOC	2008.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1993	1,332	193,645
FEP	104	80	2008	83	12,066
FGR	440	55	1993	242	35,182
FOP	32	30	1993	10	1,454
PTO	130	5	1993	6	873
TOTALS	2,038			1,673	243,219

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	54.5	2,937	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	1995	1995	3	68	2,873	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,673	125.6950	165.92	277,584	1989	2000	0	0	12.38	87.62
1 SNGL FAM - 100% - 2019											
Heated Area: 1332											
HX Base Yr 2019											
1403 SOUTH PIKE LN, FERNANDINA BEACH											

BLD DATE	04/17/2009	RK	LGL DATE	
XF DATE	04/17/2009	RK	LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF																
8,050																

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		243,219	
TOTAL MARKET OB/XF VALUE		8,050	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		451,269	
SOH/AGL Deduction		224,924	
ASSESSED VALUE		226,345	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		175,623	
TOTAL JUST VALUE		451,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,052	

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																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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 \$																