LOT 7
OAK CREST #2 PB5/204

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

2025

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

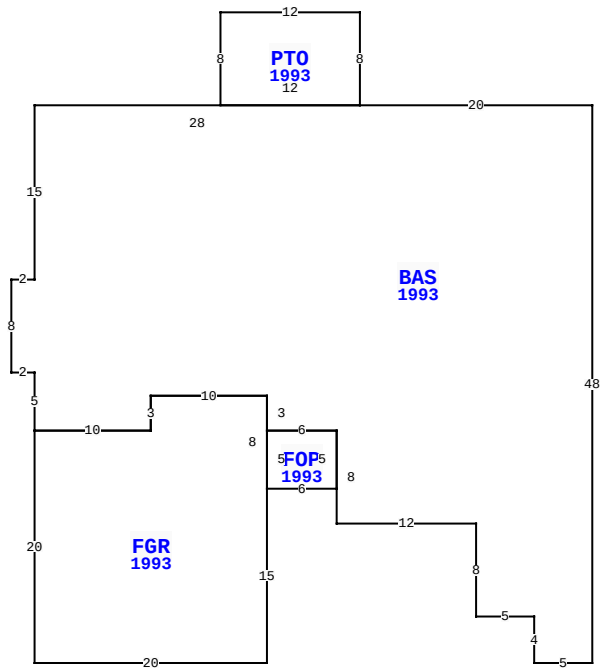
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1993	1,606	234,038
FGR	430	55	1993	236	34,392
FOP	30	30	1993	9	1,311
PTO	96	5	1993	5	729
TOTALS	2,162			1,856	270,469

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	165.13	306,481	1989	2000	0	0	0	11.75	88.25

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	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		270,469
TOTAL MARKET OB/XF VALUE		6,516
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		476,985
SOH/AGL Deduction		202,782
ASSESSED VALUE		274,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,481
TOTAL JUST VALUE		476,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,355

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	64	2,240	
2	0810	CONCRETE A	0	100	61	16	976.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,457	
3	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	1989	1989	3	54.5	468	
4	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	1989	1989	3	54.5	351	

LAND DESCRIPTION

TOTAL OB/XF 6,516

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	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS