BLOCK E LOT 2 & N'LY 45FT LOT 4
OAK GROVE UNIT 2 PB 2/60

SAPPY LOGS LLC
1408 S PIKE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000E-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

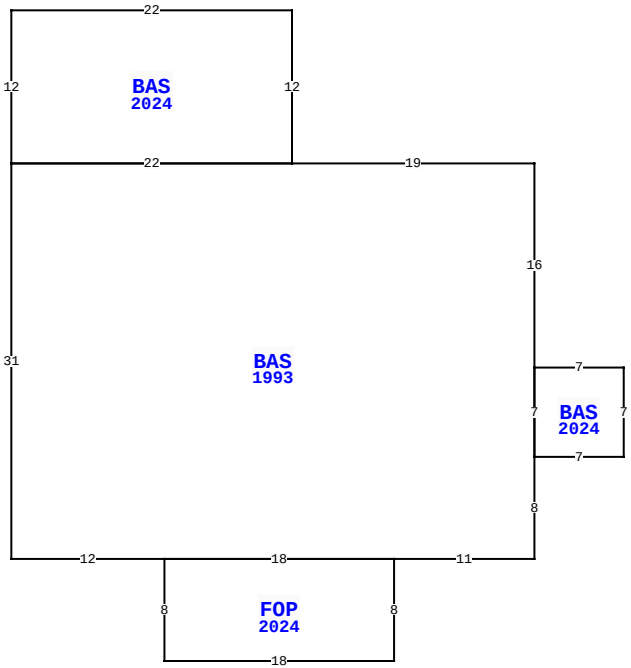
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Exterior Wall	05	AVERAGE 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Wall	06	CUST PANEL 0
Interior Floo	13	LVT/LAMNT 100
Interior Floo	08	SHT VINYL 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1993	1,271	193,850
BAS	49	100	2024	49	7,473
BAS	264	100	2024	264	40,265
FOP	144	30	2024	43	6,558
TOTALS	1,728			1,627	248,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	117.3000	154.84	251,925	1952	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1584 HX Base Yr



1943 PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	248,146
TOTAL MARKET OB/XF VALUE	3,074
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	426,720
SOH/AGL Deduction	0
ASSESSED VALUE	426,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,720
TOTAL JUST VALUE	426,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012486	DET FGR	118,286	11/06/2024
22013813	ADDITION	39,829	09/12/2022
22003029	DEMOLITION	0	02/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/1456	2/02/2022	WD	Q	I	05	267,000
GRANTOR: COKER JAMES LARRY &						
GRANTEE: SAPPY LOGS LLC						
2357/1165	4/27/2020	FJ	U	I	11	100
GRANTOR: POWERS GAIL ATHLEEN E						
GRANTEE: COKER JAMES LARRY &						

BUILDING NOTES

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	0510	GARAGE WD-	0	0	20	14	280.00	SF	35.00	35.00	100	1952	1952	3	20	1,960	
2	0810	CONCRETE A	0	0	21	12	252.00	SF	6.50	6.50	100	1995	1995	3	68	1,114	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 W22 S31 E12 E18 E11 N8 N7 N16 $
BAS=[YR=2024;ORIG=0,16] E7 S7 W7 N7 $
FOP=[YR=2024;ORIG=-29,31] E18 S8 W18 N8 $
BAS=[YR=2024;ORIG=-41,0] E22 N12 W22 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,074

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	0		RSF-	2135.00	150.00	135.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	175,500							

REVIEW DATE 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/30/2025 BY SYS