BLOCK F LOTS 1 & 4
OAK GROVE #2 PB 2/60

PINE DRIVE LLC
1408 SOUTH PIKE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000F-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

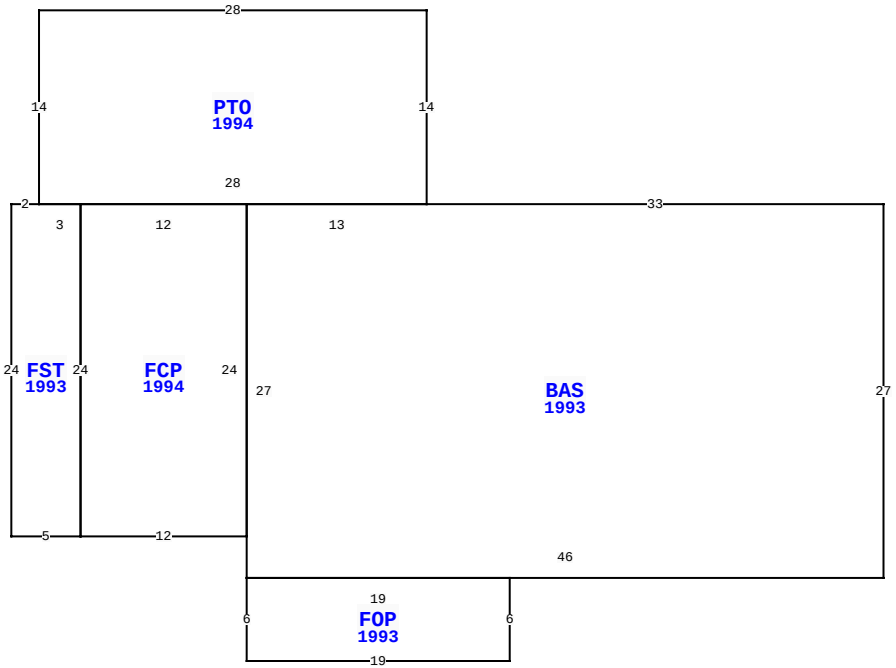
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,242	100	1993	1,242	91,431
FCP	288	25	1994	72	5,300
FOP	114	30	1993	34	2,503
FST	120	55	1993	66	4,858
PTO	392	5	1994	20	1,472
TOTALS	2,156			1,434	105,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	125.8400	125.84	180,455	1961	1961	0	0	0	41.50	58.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1242 HX Base Yr



1952 PINE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	105,566
TOTAL MARKET OB/XF VALUE	1,976
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	367,542
SOH/AGL Deduction	0
ASSESSED VALUE	367,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,542
TOTAL JUST VALUE	367,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/196	1/30/2025	WD	Q	I	01	425,000
GRANTOR: FALLIS LEE CROSBY						
GRANTEE: PINE DRIVE LLC						
2654/1549	7/12/2023	FJ	U	I	11	0
GRANTOR: FALLIS ROBIN A EST						
GRANTEE: FALLIS LEE CROSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 PTO=[YR=1994] N14 W28 S14 FST=[YR=1993] W2 S24 E5 FCP=[YR=1994] E12 N24 W12 S24$ N24 W3$ E28$ W13 S27 FOP=[YR=1993] S6 E19 N6 W19$ E46 N27$.

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	0681	POLE SHED	0	0	26	20	520.00	SF	15.00	15.00	100	1980	1980	3	20	1,560	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1961	1961	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 1,976

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-	200.00	100.00	200.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	260,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS