LOT 21
IN OR 1899/296
SEASIDE PRIVACY HOMES AT

PIKE KATHLEEN PFAFF LVG TRUST
54089 DORSEY PL
CALLAHAN, FL 32011

2025

00-SB-30-1920-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

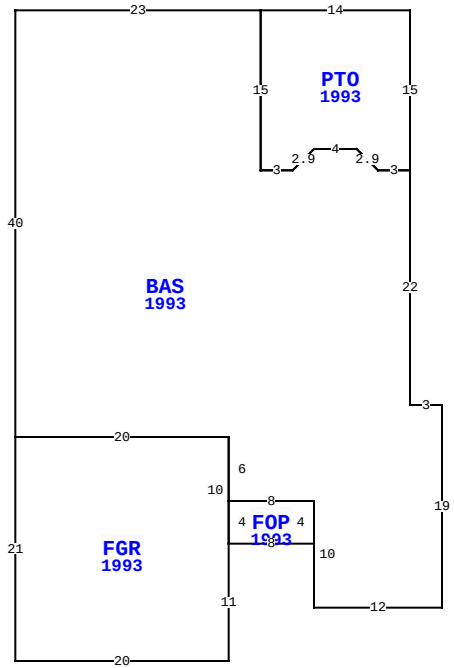
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1993	1,531	302,682
FGR	420	55	1993	231	45,669
FOP	32	30	1993	10	1,977
PTO	198	5	1993	10	1,977
TOTALS	2,181			1,782	352,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,782	152.5920	241.10	429,640	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 0% - 0 Heated Area: 1531 HX Base Yr



5075 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	352,305
TOTAL MARKET OB/XF VALUE	3,230
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	755,535
SOH/AGL Deduction	236,369
ASSESSED VALUE	519,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,166
TOTAL JUST VALUE	755,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	686,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5052	NEW CONSTR	45,089	07/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1899/0296	1/24/2014	WD	U	I	30	100
GRANTOR: PIKE JAMES F & KATHLE						
GRANTEE: PIKE KATHLEEN PFAFF						
1702/1512	10/04/2010	WD	U	I	35	286,000
GRANTOR: DIXON PENNY JEANNE						
GRANTEE: PIKE JAMES F & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W14 BAS=[YR=1993] W23 S40 FGR=[YR=1993] S21 E20 N11 FOP=[YR=1993] E8 N4 W8 S4 $ N10 W20 $ E20 S6 E8 S10 E12 N19 W3 N22 W3 U2 L2 W4 D2 L2 W3 N15 $ S15 E3 U2 R2 E4 D2 R2 E3 N15 $.

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	0855	CONC PAVER	0	0	0	0	96.00	SF	7.00	7.00	100	2012	2012	3	92	618	
2	0811	CONCRETE B	0	0	0	0	780.00	SF	3.64	3.64	100	2012	2012	3	92	2,612	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS