PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 2360/198
(EX ESMT IN OR 87/50)

GBOURQUIN RD LLC
1408 S PIKE LN
FERNANDINA BEACH, FL 32034

2025

38-2N-27-0000-0017-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

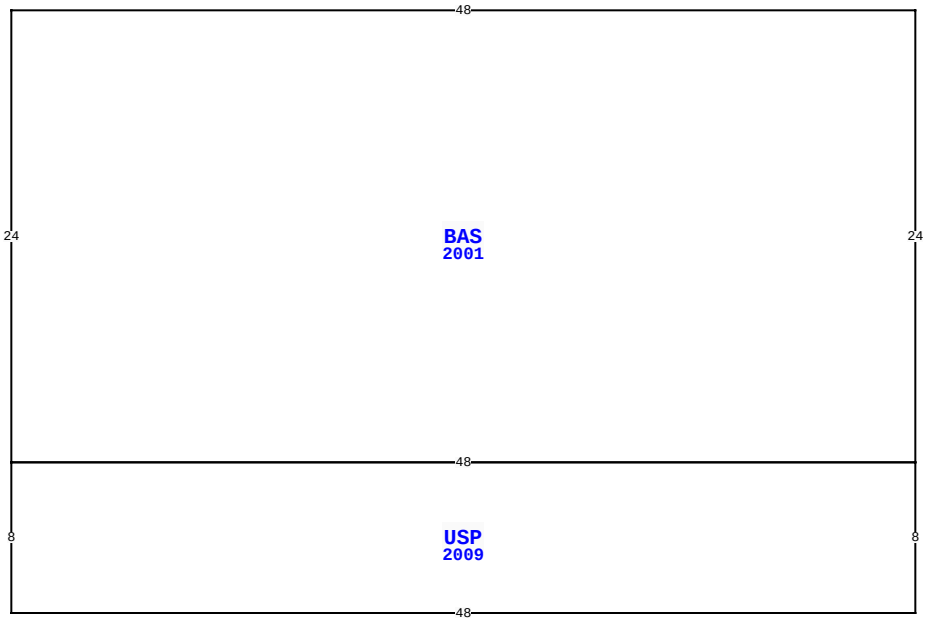
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2001	1,152	40,167
USP	384	50	2009	192	6,694
TOTALS	1,536			1,344	46,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	99.62	133,889	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE	05/28/2015 KKX	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

86146 GW COURSON RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,861
TOTAL MARKET OB/XF VALUE	4,103
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	152,964
SOH/AGL Deduction	19,328
ASSESSED VALUE	133,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,636
TOTAL JUST VALUE	152,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0198	3/27/2020	SW	U	I	12	49,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: GBOURQUIN RD LLC						
2359/0951	3/27/2020	SW	U	I	12	49,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: GBOURQUIN RD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 USP=[YR=2009] S8 E48 N8 W48 $ E48 N24 $.

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	1242	WD DECK A	0	0	0	0	1,327.00	SF	10.00	10.00	100	1999	1999	3	20	2,654	
2	0820	WOOD WALK	0	0	26	4	104.00	SF	11.75	11.75	100	1998	1998	3	40	489	
3	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	1995	1995	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 4,103

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	0005	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS