LOT 4
IN OR 1372/40
OAK CREST #2 PB 5/204

MCCULLOUGH EMILY D
1407 S PIKE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

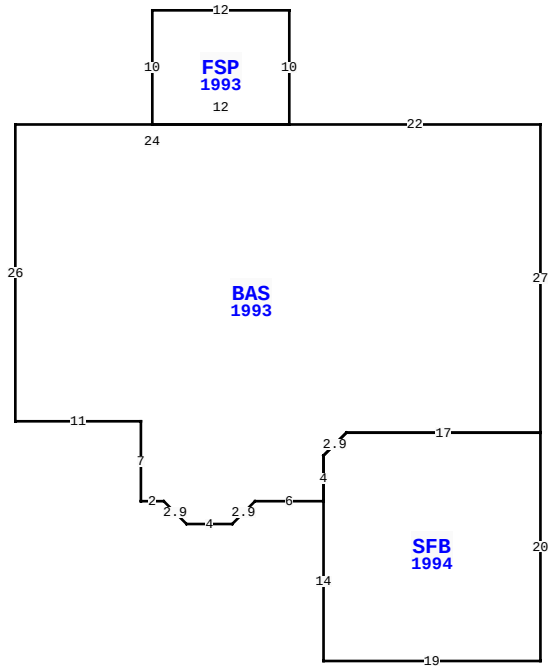
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,341	100	1993	1,341	192,476
FSP	120	40	1993	48	6,889
SFB	378	80	1994	302	43,347
TOTALS	1,839			1,691	242,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,691	122.2450	169.92	287,335	1989	1995	0	0	0	15.53	84.47

1 SNGL FAM 100% - 2002 Heated Area: 1643 HX Base Yr 2002



1407 SOUTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		242,712
TOTAL MARKET OB/XF VALUE		4,090
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		451,802
SOH/AGL Deduction		291,230
ASSESSED VALUE		160,572
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		104,161
TOTAL JUST VALUE		451,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5918	NEW CONSTR	71,520	08/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1372/0040	12/06/2005	QC	Q	I	06	100
GRANTOR: JOHNSON E MARIE						
GRANTEE: MCCULLOUGH EMILY D						
1009/1500	9/27/2001	WD	Q	I	01	120,000
GRANTOR: MCCULLOUGH BARBARA F						
GRANTEE: MCCULLOUGH EMILY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N10 W12 S10 E12 $ W24 S26 E11 S7 E2 R2 D2 E4 R2 U2 E6 SFB=[YR=1994] S14 E19 N20 W17 D2 L2 S4 $ N4 R2 U2 E17 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 4,090

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	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS