LOT 6
IN OR 2186/1963
OAK CREST #2 PB5/204

BOURQUIN GEORGE T III
1408 SOUTH PIKE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

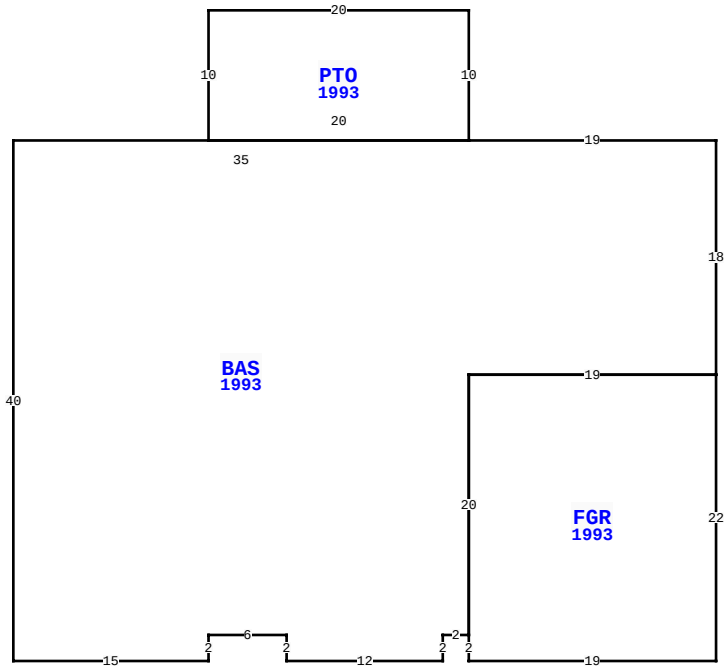
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,726	100	1993	1,726	250,552
FGR	418	55	1993	230	33,387
PTO	200	5	1993	10	1,451
TOTALS	2,344			1,966	285,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,966	122.6176	170.44	335,085	1988	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2019 Heated Area: 1726 HX Base Yr 2019



1408 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		285,392
TOTAL MARKET OB/XF VALUE		44,860
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		535,252
SOH/AGL Deduction		252,219
ASSESSED VALUE		283,033
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,622
TOTAL JUST VALUE		535,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0007068	SWIM POOL	13,500	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2186/1963	3/22/2018	WD	Q	I	01	320,000
GRANTOR: TURNER CHRISTINE N						
GRANTEE: BOURQUIN GEORGE T I						
0554/0502	10/11/1988	WD	Q	I		84,000
GRANTOR: MASTER CRAFT PROP						
GRANTEE: TURNER ZEB III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N10 W20 S10 E20 $ W35 S40 E15 N2 E6 S2 E12 N2 E2 FGR=[YR=1993] S2 E19 N22 W19 S20 $ N20 E19 N18 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
5	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1992	1992	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 44,860

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