LOT 8
OAK CREST #2 PB 5/204

GOOD PEOPLE VENTURES LLC
1502 FIRST AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

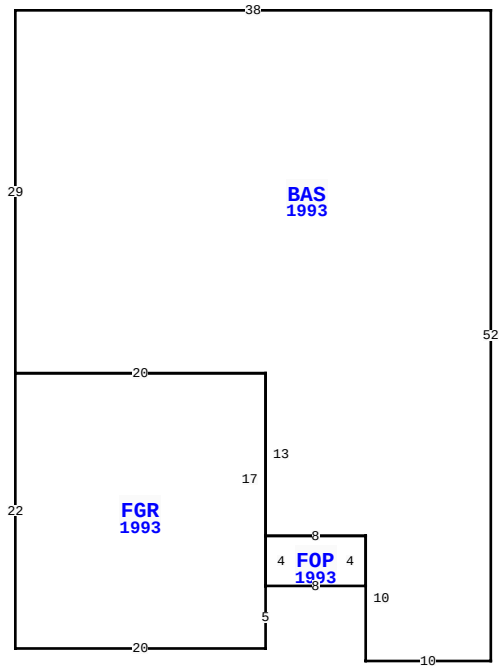
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,436	100	1993	1,436	209,057
FGR	440	55	1993	242	35,231
FOP	32	30	1993	10	1,456
TOTALS	1,908			1,688	245,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	125.5800	174.56	294,657	1989	1989	0	0	0	16.60	83.40

1 SNGL FAM 0% - 2025 Heated Area: 1436 HX Base Yr



1404 SOUTH PIKE LN, FERNANDINA BEACH

BLD DATE	04/17/2009	RK	LGL DATE	
XF DATE	04/17/2009	RK	LAND DATE	04/28/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	245,744
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	451,344
SOH/AGL Deduction	0
ASSESSED VALUE	451,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,344
TOTAL JUST VALUE	451,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	441,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5502	NEW CONSTR	2,100	11/09/1988
5219	NEW CONSTR	50,801	10/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1313	5/31/2024	WD	U	I	11	100
GRANTOR: BOURQUIN GEORGE THOMA						
GRANTEE: GOOD PEOPLE VENTURE						
2715/1223	5/31/2024	WD	Q	I	02	460,000
GRANTOR: DAVIS JOSHUA P L/E						
GRANTEE: BOURQUIN GEORGE THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S29 FGR=[YR=1993] S22 E20 N5 FOP=[YR=1993] E8 N4 W8 S4 $ N17 W20 $ E20 S13 E8 S10 E10 N52$.

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
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		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