LOT 37
OAK CREST #2 PB 5/204

TOMASINI RUSSELL & BRENDA
1313 NORTH PIKE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

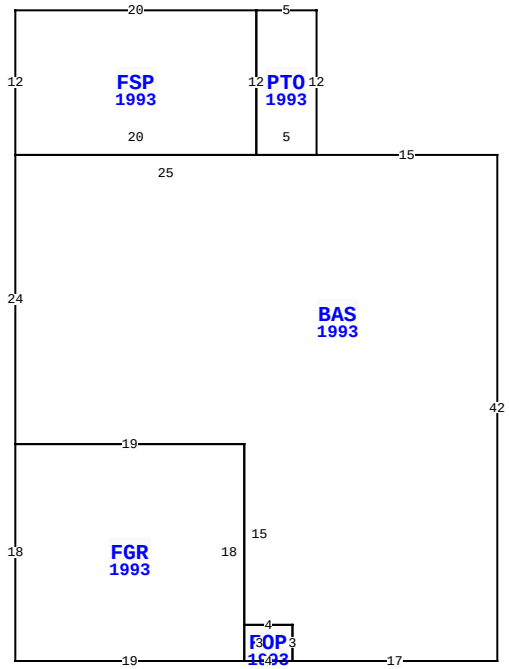
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	202,976
FGR	342	55	188	28,778
FOP	12	30	4	612
FSP	240	40	96	14,696
PTO	60	5	3	459
TOTALS	1,980		1,617	247,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,617	130.2030	154.62	250,021	1989	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2023 Heated Area: 1326 HX Base Yr



1313 NORTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	247,521
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	365,636
SOH/AGL Deduction	0
ASSESSED VALUE	365,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,636
TOTAL JUST VALUE	365,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6584	ADDITION	8,400	07/05/1990
5938	NEW CONSTR	47,712	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/1840	8/05/2022	WD	Q	I	01	485,100
GRANTOR: ROBERTSON SIDNEY A						
GRANTEE: TOMASINI RUSSELL &						
2429/0576	1/29/2021	WD	Q	I	02	305,000
GRANTOR: STONE BRADFORD						
GRANTEE: ROBERTSON SIDNEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N12 W5 FSP=[YR=1993] W20 S12E20 N12$ S12 E5 $ W25 S24 FGR=[YR=1993] S18 E19 FOP=[YR=1993] E4 N3 W4 S3$ N18 W19$ E19 S15 E4 S3 E17 N42$.

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	0811	CONCRETE B	0	0	0	0	779.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,410	
2	0825	BRICK	0	0	12	5	60.00	SF	12.50	12.50	100	2000	2000	3	94	705	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	SFR	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS