LOT 39
IN OR 1719/985
OAK CREST #2 PB 5/204

BEST CAROLINE I
1317 N PIKE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0411-0039-0000

BUILDING CHARACTERISTICS

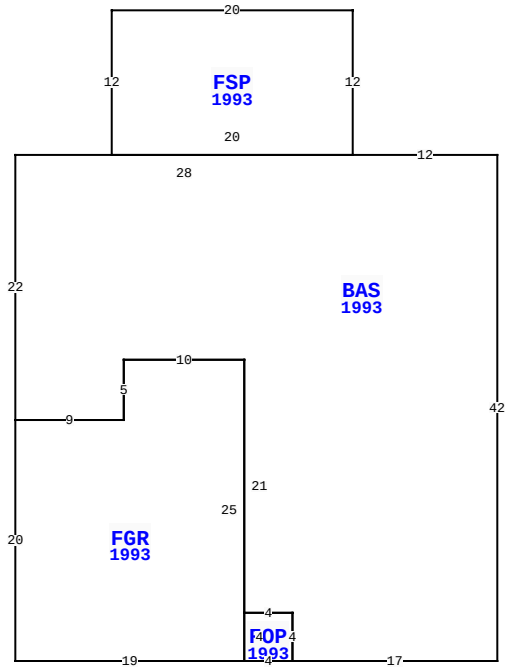
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1,234	170,117
FGR	430	55	236	32,535
FOP	16	30	5	689
FSP	240	40	96	13,234
TOTALS	1,920		1,571	216,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,571	130.9068	163.63	257,063	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2011 Heated Area: 1234 HX Base Yr 2011



1317 NORTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		216,576
TOTAL MARKET OB/XF VALUE		2,723
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		369,299
SOH/AGL Deduction		223,020
ASSESSED VALUE		146,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,279
TOTAL JUST VALUE		369,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5804	NEW CONSTR	45,460	06/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1719/0985	12/23/2010	WD	U	I	11	125,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BEST CAROLINE I						
1690/0358	7/26/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MT						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	658.00	SF	6.50	6.50	100	1989	1989	3	57	2,438	
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	500.00	500.00	100	1989	1989	3	57	285	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N12 W20 S12 E20 $ W28 S22
FGR=[YR=1993] S20 E19 FOP=[YR=1993] E4 N4 W4 S4 $ N25 W10 S5
W9 $ E9 N5 E10 S21 E4 S4 E17 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 2,723

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	100	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS