LOT 32
IN OR 720/1796
OAK CREST #2 PB5/204

WATSON CARL M & JUDY
1318 N PIKE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

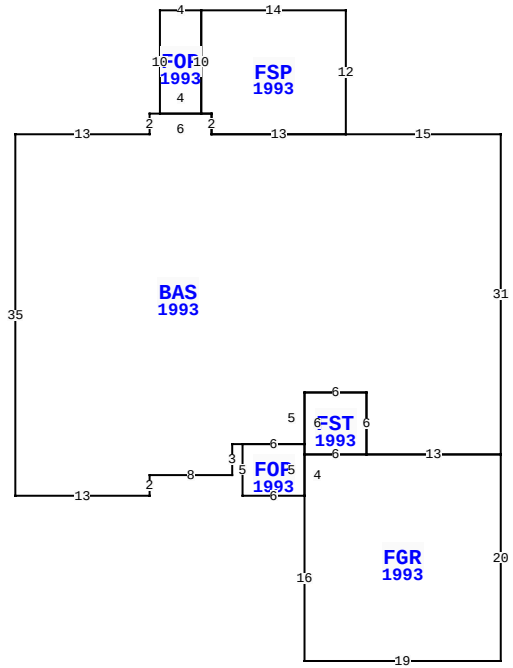
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,494	100	1993	1,494	202,324
FGR	380	55	1993	209	28,304
FOP	30	30	1993	9	1,219
FOP	40	30	1993	12	1,625
FSP	166	40	1993	66	8,938
FST	36	55	1993	20	2,708
TOTALS	2,146			1,810	245,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	124.8900	164.85	298,378	1989	1989	0	0	0	17.85	82.15

1 SNGL FAM – 100% - 1995 Heated Area: 1494 HX Base Yr 1995



1318 NORTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		245,118
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		449,669
SOH/AGL Deduction		321,912
ASSESSED VALUE		127,757
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,035
TOTAL JUST VALUE		449,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5650	NEW CONSTR	2,000	01/19/1989
2886	H/AC	2,000	01/19/1989
5368	NEW CONSTR	53,880	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0720/1796	12/29/1994	WD	Q	I		93,200
GRANTOR: MAZUROK VICTOR & ELIZ						
GRANTEE: WATSON CARL M & JUD						
0668/0948	10/16/1992	WD	Q	I		80,500
GRANTOR: BUTLER MICHAEL & J D						
GRANTEE: MAZUROK VICTOR & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N12 W14 FOP=[YR=1993] W4 S10 E4 N10 $ S10 E1 S2 E13 $ W13 N2 W6 S2 W13 S35 E13 N2 E8 N3 E1 FOP=[YR=1993] S5 E6 FGR=[YR=1993] S16 E19 N20 W13 FST=[YR=1993] N6 W6 S6 E6 $ W6 S4 $ N5 W6 $ E6 N5 E6 S6 E13 N31 $.

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	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,311	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS