LOT 36
IN OR 2131/397
OAK CREST #2 PB 5/204

SALVAGGIO JANE L &/GIBBS STEPHEN W
1311 NORTH PIKE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

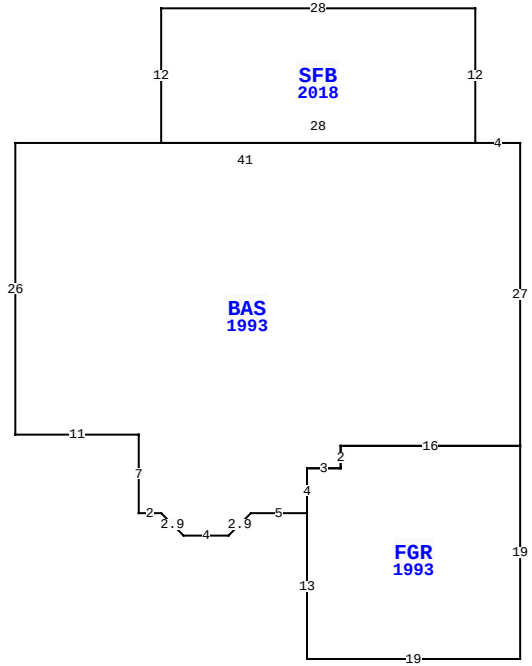
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,312	100	1993	1,312	171,331
FGR	355	55	1993	195	25,464
SFB	336	80	2018	269	35,128
TOTALS	2,003			1,776	231,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,776	113.2950	149.55	265,601	1989	1998	0	0	0	12.68	87.32

1 SNGL FAM – 100% - 2020 Heated Area: 1581 HX Base Yr 2020



1311 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		231,923
TOTAL MARKET OB/XF VALUE		4,651
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		436,574
SOH/AGL Deduction		172,221
ASSESSED VALUE		264,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,631
TOTAL JUST VALUE		436,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806734	SUNROOM	39,799	06/29/2018
3020	H/AC	1,900	05/18/1989
5927	NEW CONSTR	1,600	05/16/1989
3516	NEW CONSTR	1,500	05/15/1989
5715	NEW CONSTR	68,540	05/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/0397	6/28/2017	WD	Q	I	01	290,000
GRANTOR: BROWN TAMARA S &						
GRANTEE: SALVAGGIO JANE L &						
2021/1528	12/30/2015	WD	Q	I	01	155,000
GRANTOR: BLACKSIN VICTORIA						
GRANTEE: BROWN TAMARA S & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 SFB=[YR=2018] N12 W28 S12 E28$ W41 S26 E11 S7 E2 D2 R2 E4 U2 R2 E5FGR=[YR=1993] S13E19N19W16S2 W3 S4 $ N4 E3 N2 E16 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,310	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2018	2018	3	97	101	

LAND DESCRIPTION

TOTAL OB/XF 4,651

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