LOT 37
OAK CREST #2 PB 5/204

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

2025

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

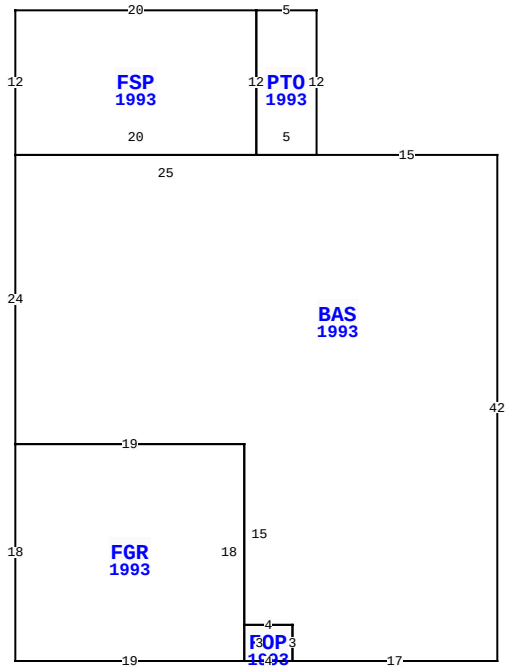
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	223,342
FGR	342	55	1993	188	31,666
FOP	12	30	1993	4	673
FSP	240	40	1993	96	16,170
PTO	60	5	1993	3	506
TOTALS	1,980			1,617	272,356

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	171.87	277,914	1989	2019	0	0	0	2.00	98.00

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	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,356
TOTAL MARKET OB/XF VALUE	2,906
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	475,262
SOH/AGL Deduction	32,842
ASSESSED VALUE	442,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,420
TOTAL JUST VALUE	475,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,233

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	54.5	2,208	
2	0825	BRICK	0	0	12	5	60.00	SF	12.50	12.50	100	2000	2000	3	93	698	

LAND DESCRIPTION

TOTAL OB/XF 2,906

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	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