LOT 38
OAK CREST #2 PB 5/204

COMISKEY LIVING TRUST/COMISKEY BRUCE E TRUSTEE
1315 N PIKE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0038-0000

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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

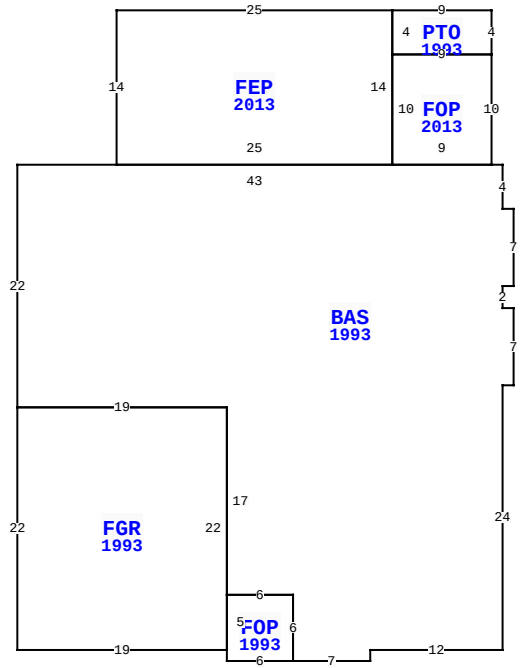
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1993	1,509	226,285
FEP	350	80	2013	280	41,988
FGR	418	55	1993	230	34,490
FOP	36	30	1993	11	1,650
FOP	90	30	2013	27	4,049
PTO	36	5	1993	2	300
TOTALS	2,439			2,059	308,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,059	135.2400	178.52	367,573	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2003 Heated Area: 1509 HX Base Yr 2003



1315 NORTH PIKE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		308,761
TOTAL MARKET OB/XF VALUE		6,407
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		515,168
SOH/AGL Deduction		341,709
ASSESSED VALUE		173,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,737
TOTAL JUST VALUE		515,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7355	ADDITION	2,000	06/27/1991
5836	NEW CONSTR	75,405	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1810	9/07/2022	WD	U	I	11	100
GRANTOR: COMISKEY BRUCE E & LI						
GRANTEE: COMISKY LIVING TRUS						
1085/0418	10/07/2002	WD	Q	I		160,900
GRANTOR: DALTON KENNETH E & PA						
GRANTEE: COMISKEY BRUCE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=2013] N10 PTO=[YR=1993] N4 W9
FEP=[YR=2013] W25 S14 E25 N14$ S4 E9$ W9 S10 E9$ W43 S22
FGR=[YR=1993] S22 E19 FOP=[YR=1993] S1 E6 N6 W6 S5$ N22
W19$ E19 S17 E6 S6 E7 N1 E12 N24 E1 N7 W1 N2 E1 N7 W1 N4$.

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	740.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,097	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	40	960	
4	0479	VF PICKET	0	100	0	0	146.00	LF	10.00	10.00	100	2010	2010	3	76	1,110	

LAND DESCRIPTION

TOTAL OB/XF 6,407

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