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

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

**2025**

**00-00-30-0411-0039-0000**

## BUILDING CHARACTERISTICS

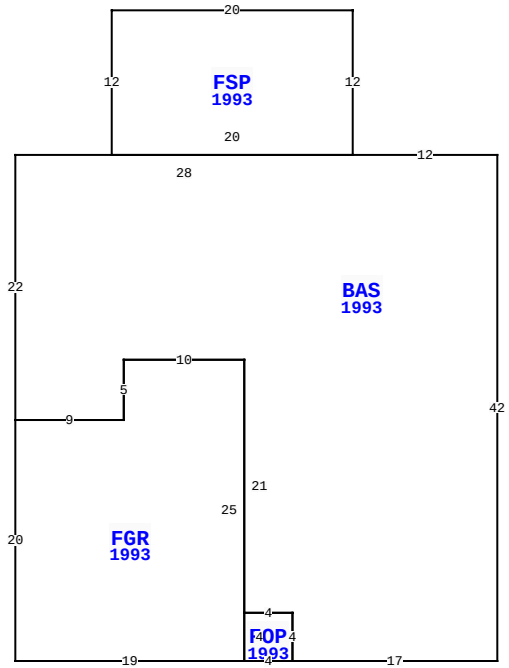
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,234 | 100 | 1993 | 1,234 | 179,117 |
| FGR | 430 | 55 | 1993 | 236 | 34,256 |
| FOP | 16 | 30 | 1993 | 5 | 726 |
| FSP | 240 | 40 | 1993 | 96 | 13,935 |
| TOTALS | 1,920 | | | 1,571 | 228,034 |

## 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 | 172.80 | 271,469 | 1989 | 1989 | 0 | 0 | 0 | 16.00 | 84.00 |

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 | 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 | | 228,034 |
| TOTAL MARKET OB/XF VALUE | | 2,604 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 430,638 |
| SOH/AGL Deduction | | 280,117 |
| ASSESSED VALUE | | 150,521 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 99,799 |
| TOTAL JUST VALUE | | 430,638 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 369,299 |

| 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

## 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 $ .

## 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 | 54.5 | 2,331 | |
| 2 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1989 | 1989 | 3 | 54.5 | 273 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,604

| 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 | 0006 | 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