LOT 40
IN OR 889/1367
L/E IN OR 1066/1773

FEE MARGARET E L/E/HELMS GUNTHER C
1319 N PIKE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0040-0000

BUILDING CHARACTERISTICS

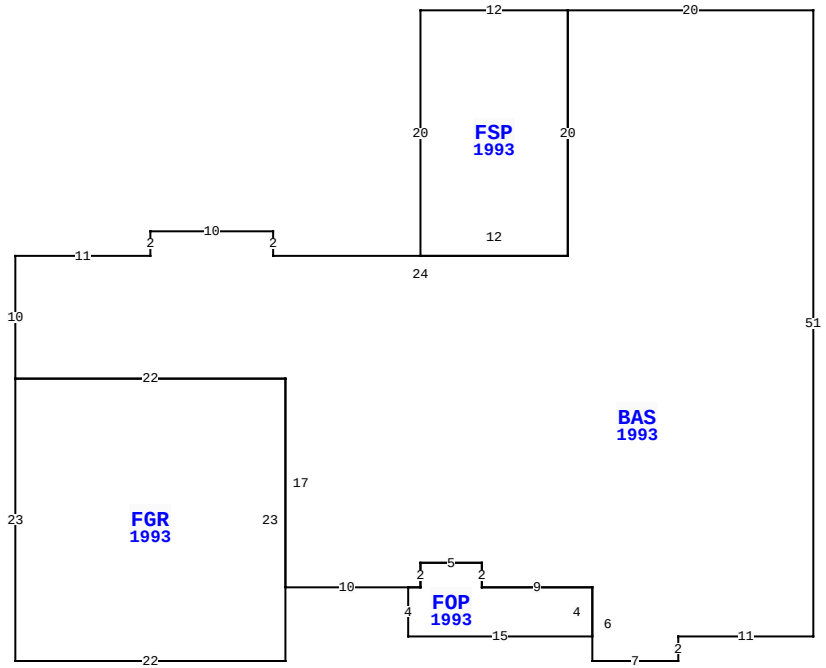
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,877	100	1993	1,877	242,226
FGR	506	55	1993	278	35,876
FOP	70	30	1993	21	2,710
FSP	240	40	1993	96	12,389
TOTALS	2,693			2,272	293,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	119.0112	157.09	356,908	1989	1989	0	0	0	17.85	82.15

1 SNGL FAM – 100% - 1990 Heated Area: 1877 HX Base Yr 1990



1319 NORTH PIKE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		293,200
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		496,288
SOH/AGL Deduction		348,392
ASSESSED VALUE		147,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,174
TOTAL JUST VALUE		496,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5936	NEW CONSTR	99,420	08/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1773	7/05/2002	QC	U	I	18	100
GRANTOR: FEE MARGARET E						
GRANTEE: FEE MARGARET E L/E						
0889/1367	7/02/1999	QC	Q	I	06	100
GRANTOR: FEE LARRY B						
GRANTEE: FEE MARGARET E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W12 S20 E12 N20$ S20 W24 N2 W10 S2 W11 S10 FGR=[YR=1993] S23 E22 N23 W22$ E22 S17 E10 FOP=[YR=1993] S4 E15 N4 W9 N2 W5 S2 W1$ E1 N2 E5 S2 E9 S6 E7 N2 E11 N51$.

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	1,224.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,668	
2	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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