LOT 34
IN OR 1307/1375
OAK CREST #2 PB 5/204

CAPERTON BELINDA J
1314 N PIKE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

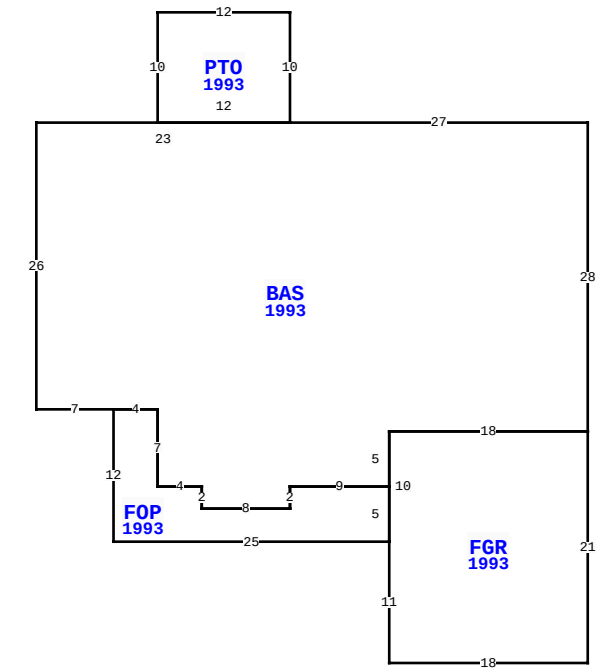
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,499	100	1993	1,499	225,919
FGR	378	55	1993	208	31,348
FOP	137	30	1993	41	6,179
PTO	120	5	1993	6	905
TOTALS	2,134			1,754	264,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	127.1900	176.79	310,090	1989	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2006 Heated Area: 1499 HX Base Yr 2006



1314 NORTH PIKE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		264,352
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		472,170
SOH/AGL Deduction		306,217
ASSESSED VALUE		165,953
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		109,542
TOTAL JUST VALUE		472,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5841	NEW CONSTR	76,940	06/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1375	4/07/2005	WD	Q	I		185,000
GRANTOR: KNOWLTON MOLLY B						
GRANTEE: CAPERTON BELINDA J						
1239/1720	6/22/2004	WD	Q	I		166,500
GRANTOR: FRENCH MICHAEL D						
GRANTEE: KNOWLTON MOLLY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=1993] N10 W12 S10 E12 $ W23 S26 E7 FOP=[YR=1993] S12 E25 FGR=[YR=1993] S11 E18 N21 W18 S10 $ N5 W9 S2 W8 N2 W4 N7 W4 $ E4 S7 E4 S2E8 N2 E9 N5 E18 N28 $.

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	62	2,170	
3	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1994	1994	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 2,818

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	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS