

LOT 4 & E 35 FT OF LOT 5
IN OR 2269/768
PINE DALE SUB PB 3/53

FENDIG TRACY M & JOHN WYNN
2947 PINEDALE ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0500-0004-0000



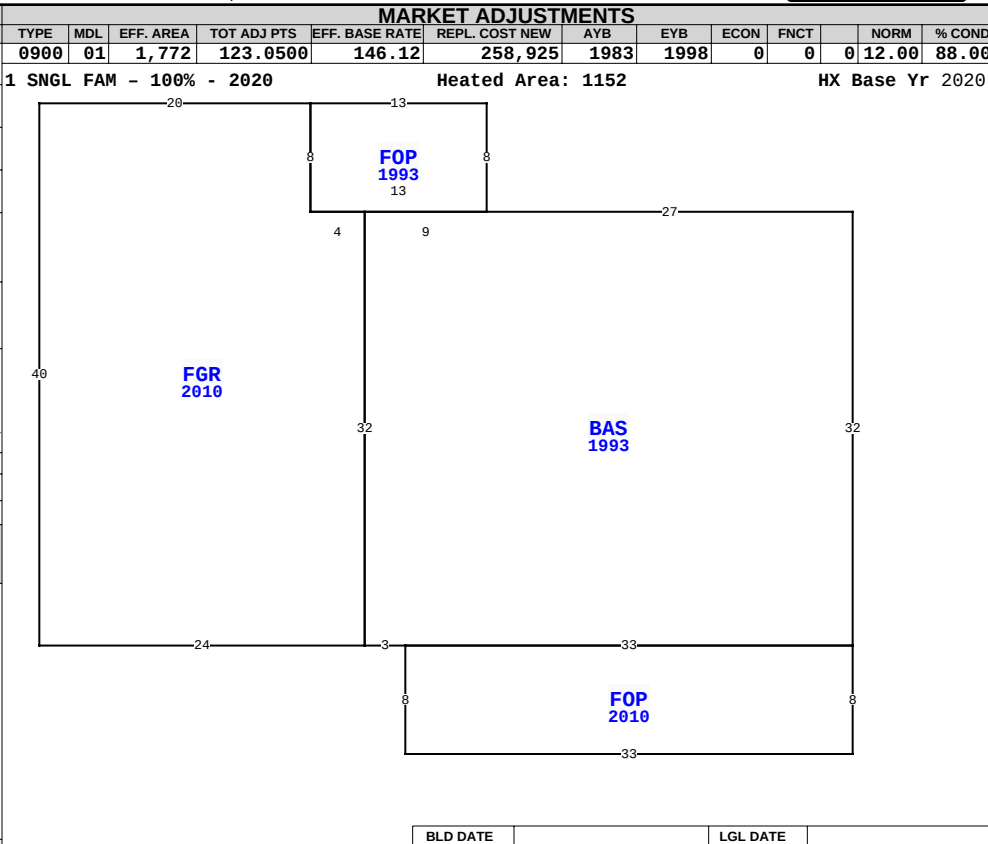
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	148,130
FGR	928	55	510	65,578
FOP	104	30	31	3,986
FOP	264	30	79	10,158
TOTALS	2,448		1,772	227,854

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	550.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	RS-2	125.00	140.00	0.40



2947 PINEDALE RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,730	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.30	250,000.00	325,000.00	130,325						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		227,854	
TOTAL MARKET OB/XF VALUE		3,730	
TOTAL LAND VALUE - MARKET		130,325	
TOTAL MARKET VALUE		361,909	
SOH/AGL Deduction		145,833	
ASSESSED VALUE		216,076	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		166,076	
TOTAL JUST VALUE		361,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2269/0768	4/12/2019	WD	Q	I	01	286,000	
GRANTOR: KILMER EDWARD W & LOR							
GRANTEE: FENDIG TRACY M & JO							
1948/0415	11/13/2014	WD	Q	I	02	158,000	
GRANTOR: CARTER DOLLIE M							
GRANTEE: KILMER EDWARD W & L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 FOP=[YR=1993] N8 W13 FGR=[YR=2010] W20 S40 E24 N32 W4 N8\$ S8 E13\$W9 S32 E3 FOP=[YR=2010] S8 E33 N8 W33\$ E33 N32\$.									