



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,012	100	2,012	133,387
FOP	154	30	46	3,049
FST	144	55	79	5,238
TOTALS	2,310		2,137	141,674

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	100	0	0	1,847.00	SF	2.00	2.00	1,847
2	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	200
3	0351	CARPORT MT	0	100	18	30	540.00	SF	5.60	5.60	2,933

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	0.95	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,137	111.7200	100.83	215,474	1976	1976	0	0	34.25	65.75
1 SINGLE FAM - 100% - 2015 Heated Area: 2012 HX Base Yr 2015											
BAS 1993 FST 1993 FOP 1993											

2963 PINEDALE RD, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										141,674	
TOTAL MARKET OB/XF VALUE										4,980	
TOTAL LAND VALUE - MARKET										237,500	
TOTAL MARKET VALUE										384,154	
SOH/AGL Deduction										203,164	
ASSESSED VALUE										180,990	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										130,990	
TOTAL JUST VALUE										384,154	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										289,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200710	GARAGE	0	11/01/2020
B175737	CARPORT	0	09/29/2017
R1414209	MTLR00F	5,000	12/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2608/0571	12/07/2022	WD	U	I	11	100			
GRANTOR: SHORES THOMAS M & NAN									
GRANTEE: SHORES FAMILY REVOC									
2204/1840	5/01/2018	QC	U	I	11	100			
GRANTOR: SHORES FAMILY REVOCAB									
GRANTEE: SHORES THOMAS C & N									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W16 BAS=[YR=1993] W54 S33 E31 FOP=[YR=1993] E22 N7 W22 S7\$ N7 E22 S7 E17 N24 W16 N9\$ S9 E16 N9\$.											