LOT 3 IN OR 320/107
PINE DALE SUB PB 3/53

BOLES KENNETH R & WYNETTE
2943 PINEDALE RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0500-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

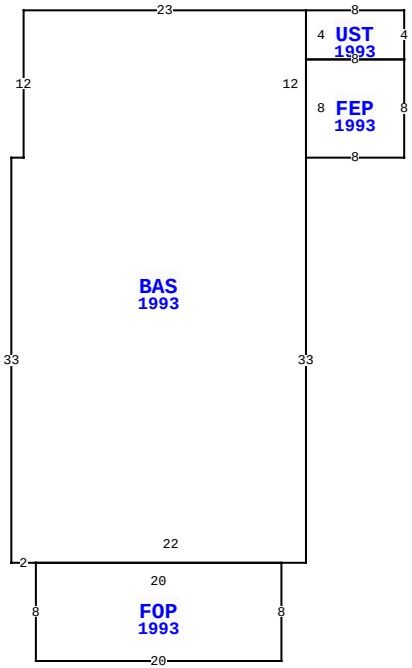
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,068	100	1,068	79,225
FEP	64	80	51	3,784
FOP	160	30	48	3,561
UST	32	45	14	1,038
TOTALS	1,324		1,181	87,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	97.0000	92.15	108,829	1945	1974	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 1981 Heated Area: 1068 HX Base Yr 1981



2943 PINEDALE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		87,607
TOTAL MARKET OB/XF VALUE		2,208
TOTAL LAND VALUE - MARKET		112,710
TOTAL MARKET VALUE		202,525
SOH/AGL Deduction		141,712
ASSESSED VALUE		60,813
TOTAL EXEMPTION VALUE	HX HB	35,813
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		202,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0320/0107	8/01/1980	WD	Q	I		27,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S12 W1 S33 E2 FOP=[YR=1993] S8 E20 N8 W20$ E22 N33 FEP=[YR=1993] E8 N8 UST=[YR=1993] N4 W8 S4 E8$ W8 S8$ N12$.

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	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0681	POLE SHED	0	100	17	16	272.00	SF	15.00	15.00	100	1980	1980	3	20	816	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.00	21.00	100	1980	1980	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 2,208

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	SFR	100	0005	RSF-2	90.00	140.00	0.29	AC		1.00	1.00	1.30	300,000.00	390,000.00	112,710							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.29 Total Land Value: 112,710 Market: 0 Agricultural: 0 Common: 112,710 PRINTED 08/06/2024 BY SYS