

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

00-00-30-0500-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1703CB STUCCO 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

04PLYWOOD 100

Interior Floo

08SHT VINYL 50

Interior Floo

14CARPET 50

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

1100

Frame

02WOOD FRAME 100

Stories

1.1.100

Units

0100

BUD8 Adjustme

05DIST 1A 100

Occupancy

00NONE 100

Quality

06Quality Level 06

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

2021.00

TOTALS

2,4481,772238,482

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198319833541,890

20810CONCRETE A010000550.00SF6.506.50100198519853471,680

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLONC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000005RSF-2125.00140.000.40AC1.001.001.30300,000.00390,000.00156,390

REVIEW DATE05/01/2020BYDJATotal Acres: 0.40Total Land Value: 156,390Market: 0Agricultural: 0Common: 156,390PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,772123.0500153.81272,5511983199800012.5087.50

1 SNGL FAM - 100% - 2020Heated Area: 1152HX Base Yr 2020

FGR2010

FOP1993

BAS1993

FOP2010

BLD DATEXF DATEINC DATE

2947 PINEDALE RD, FERNANDINA BEACH

LGL DATELAND DATEAG DATE

03/14/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE238,482

TOTAL MARKET OB/XF VALUE3,570

TOTAL LAND VALUE - MARKET156,390

TOTAL MARKET VALUE398,442

SOH/AGL Deduction175,884

ASSESSED VALUE222,558

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE172,558

TOTAL JUST VALUE398,442

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE361,909

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

2269/07684/12/2019WDQI01286,000

GRANTOR: KILMER EDWARD W & LOR

GRANTEE: FENDIG TRACY M & JO

1948/041511/13/2014WDQI02158,000

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\$.