LOTS 7 & 8
PINEDALE SUB PBK 3/53

SHORES FAMILY REVOCABLE TRUST/SHORES THOMAS M TRUS
2963 PINEDALE RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0500-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

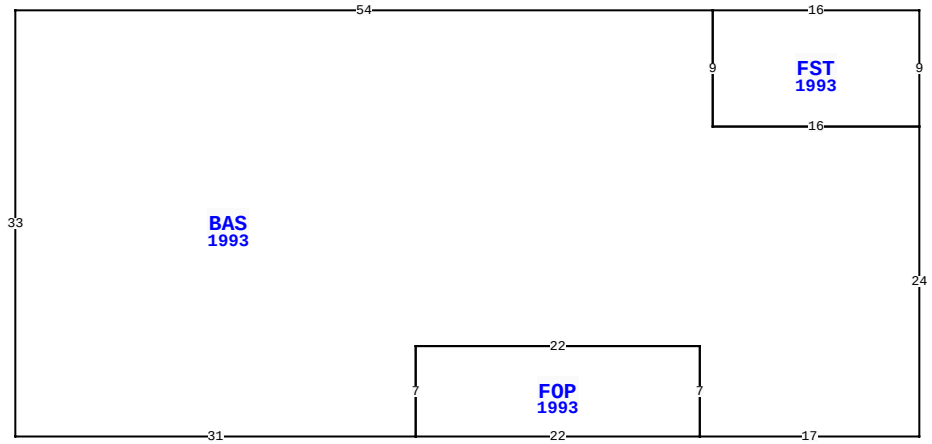
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	139,331
FOP	154	30	46	3,186
FST	144	55	79	5,471
TOTALS	2,310		2,137	147,987

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	106.13	226,800	1976	1976	0	0	0	34.75	65.25

1 SINGLE FAM – 100% - 2015 Heated Area: 2012 HX Base Yr 2015



2963 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		147,987
TOTAL MARKET OB/XF VALUE		4,852
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		437,839
SOH/AGL Deduction		251,419
ASSESSED VALUE		186,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,420
TOTAL JUST VALUE		437,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200710	GARAGE	0	11/01/2020
B175737	CARPORT	0	09/29/2017
R1414209	MTLROOF	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

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$.

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	0803	ASPHALT C	0	100	0	0	1,847.00	SF	2.00	2.00	100	1979	1979	3	50	1,847	
2	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	1976	1976	3	27	193	
3	0351	CARPORT MT	0	100	18	30	540.00	SF	5.60	5.60	100	2021	2021	3	93	2,812	

LAND DESCRIPTION

TOTAL OB/XF 4,852

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		RSF-2	0.00	0.00	0.95	AC		1.00	1.00	1.00	300,000.00	300,000.00	285,000							

REVIEW DATE 02/14/2022 BY DJ Total Acres: 0.95 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 08/06/2024 BY SYS