

PT OF LOT 9
IN OR 2212/1942
PINE DALE SUB PBK 3/53

HEMBACH GRANT J & STEPHANIE A
2965 PINEDALE ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0500-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,269	100	1,269	163,643
FGR	481	55	265	34,173
FOP	186	30	56	7,221
FSP	190	40	76	9,800
FUS	1,280	100	1,280	165,062
PTO	16	5	1	129

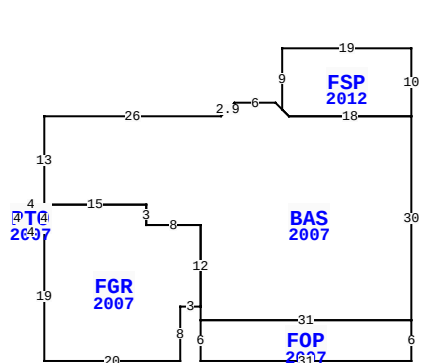
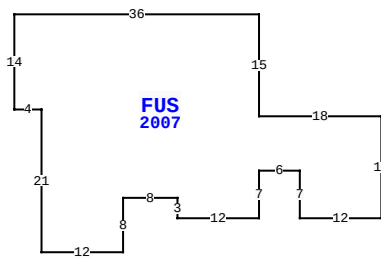
TOTALS	3,422		2,947	380,028
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00
2	0812	CONCRETE C	0 100	0	0	1,502.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	102.00	SF	6.50	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	RSF-2	85.00	200.00	0.39

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,947	111.5310	139.41	410,841	2007	2007	0	0	7.50	92.50
1 SNGL FAM - 100% - 2020 Heated Area: 2549 HX Base Yr 2020											



2965 PINEDALE RD, FERNANDINA BEACH

BLD DATE	10/16/2007	KK	LGL DATE	
XF DATE			LAND DATE	03/14/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		380,028	
TOTAL MARKET OB/XF VALUE		7,172	
TOTAL LAND VALUE - MARKET		152,100	
TOTAL MARKET VALUE		539,300	
SOH/AGL Deduction		263,755	
ASSESSED VALUE		275,545	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		225,545	
TOTAL JUST VALUE		539,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2212/1942	7/23/2018	WD	Q	I	01	413,500	
GRANTOR: BYRD PHILLIP T & CECI							
GRANTEE: HEMBACH GRANT J & S							
1509/0765	7/02/2007	WD	Q	I		392,000	
GRANTOR: DARBY MICHAEL L & JAC							
GRANTEE: BYRD PHILLIP T & CE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] E26 U2 R2 E6 D1 R1 FSP=[YR=2012] N9 E19 S10 W18 U1 L1 \$ R1 D1 E18 S30 FOP=[YR=2007] S6 W31 N6 E31\$ W31 N2 FGR=[YR=2007] W3 S8 W20 N19 PTO=[YR=2007] W4 N4 E4 S4\$ N4 E15 S3 E8 S12\$ N12 W8 N3 W15 N13\$ PTR=W25 FUS=[YR=2007] W18 N15 W36 S14 E4 S21 E12 N8 E8 S3 E12 N7 E6 S7 E12 N15\$ E25\$.									

TOTAL OB/XF									
7,172									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	RSF-2	85.00	200.00	0.39

Total Acres: 0.39 Total Land Value: 152,100 Market: 0 Agricultural: 0 Common: 152,100 PRINTED 08/06/2024 BY SYS