LOT 17 (EX E 10 FT)
PINE DALE SUB PBK 3/53

TURNER JUANITA A L/E/
2950 PINEDALE RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0500-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

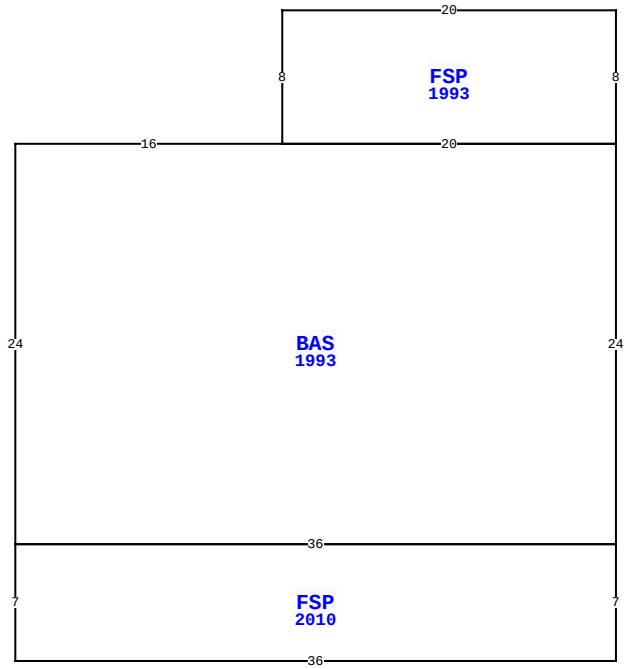
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	61,498
FSP	160	40	64	4,556
FSP	252	40	101	7,189
TOTALS	1,276		1,029	73,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,029	109.7820	104.29	107,314	1925	1925	0	0	0	31.75	68.25

1 SINGLE FAM – 100% - 0 Heated Area: 864 HX Base Yr



2950 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		73,242
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,300
TOTAL MARKET VALUE		223,542
SOH/AGL Deduction		171,356
ASSESSED VALUE		52,186
TOTAL EXEMPTION VALUE	HX HB WX DX SL	52,186
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		223,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1530	1/26/2024	FJ	U	I	11	0
GRANTOR: JONES NANCY L EST						
GRANTEE: TURNER JUANITA D						
2690/1848	1/19/2024	LE	U	I	11	100
GRANTOR: TURNER JUANITA A						
GRANTEE: GAINEY DENISE A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W20 S8 BAS=[YR=1993] W16 S24 FSP=[YR=2010]
S7 E36 N7 W36 $ E36 N24 W20 $ E20 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2115.00	190.00	0.50	AC		1.00	1.00	1.00	300,000.00	300,000.00	150,300							

REVIEW DATE 07/19/2022 BY DJ Total Acres: 0.50 Total Land Value: 150,300 Market: 0 Agricultural: 0 Common: 150,300 PRINTED 08/06/2024 BY SYS