PT LOT 5
PINE DALE SUB PBK 3/53
IN OR 2700/77

**RONCHETTA VALERIA SIRET JOHNSON & ROBERTO GERMAN/J**
829 S 12TH STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0500-0005-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

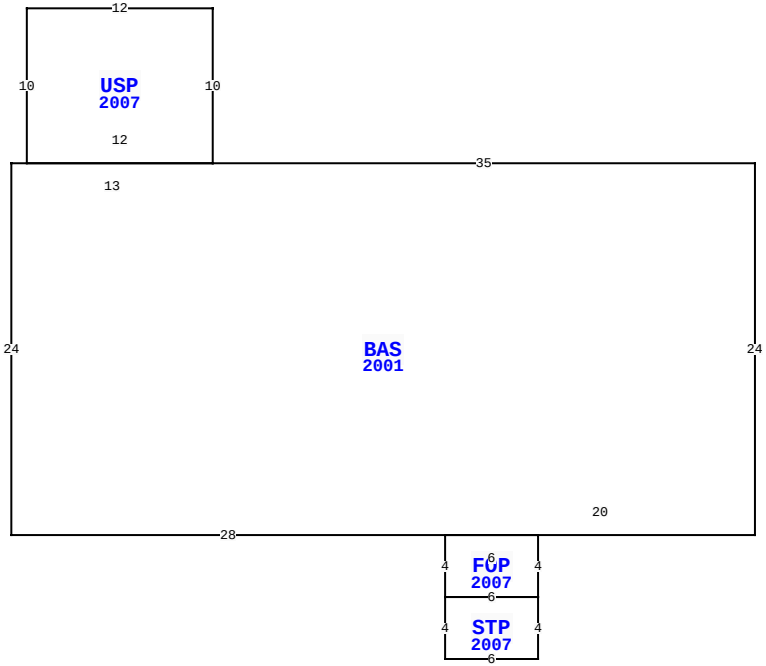
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | 2001 | 1,152 | 201,864 |
| FOP | 24 | 30 | 2007 | 7 | 1,227 |
| STP | 24 | 10 | 2007 | 2 | 350 |
| USP | 120 | 30 | 2007 | 36 | 6,308 |
| TOTALS | 1,320 | | | 1,197 | 209,748 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 12 | 1,197 | 202.8100 | 182.53 | 218,488 | 2001 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR MODULR – 0% - 2025 Heated Area: 1152 HX Base Yr




2949 PINEDALE RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 209,748 |
| TOTAL MARKET OB/XF VALUE | 4,733 |
| TOTAL LAND VALUE - MARKET | 129,150 |
| TOTAL MARKET VALUE | 343,631 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 343,631 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 343,631 |
| TOTAL JUST VALUE | 343,631 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,460 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108845 | NEW CONSTR | 65,000 | 10/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2700/77 | 3/15/2024 | WD | Q | I | 01 | 395,000 |
| GRANTOR: COLEMAN HERBERT & | | | | | | |
| GRANTEE: RONCHETTA VALERIA S | | | | | | |
| 2333/1210 | 1/17/2020 | WD | Q | I | 01 | 172,000 |
| GRANTOR: FRANCIS DEBRA JEAN & | | | | | | |
| GRANTEE: COLEMAN HERBERT & K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W35 USP=[YR=2007] N10 W12 S10 E12$ W13 S24 E28
FOP=[YR=2007] S4 STP=[YR=2007] S4 E6 N4 W6$ E6 N4 W6$ E20
N24$ .

### 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 | 0510 | GARAGE WD- | 0 | 0 | 20 | 21 | 420.00 | SF | 35.00 | 35.00 | 100 | 1975 | 1975 | 3 | 20 | 2,940 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 21 | 8 | 168.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 44 | 1,109 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 18 | 19 | 342.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 20 | 684 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,733

| 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 | RES | 0 | 0005 | RSF-2 | 0.00 | 0.00 | 0.41 | AC | | 1.00 | 1.00 | 1.00 | 315,000.00 | 315,000.00 | 129,150 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.41 Total Land Value: 129,150 Market: 0 Agricultural: 0 Common: 129,150 PRINTED 07/30/2025 BY SYS