W 100 FT OF E 130 FT OF
N 179 FT OF S 301 FT OF
OUT LOT 173 OR 350 PG 707

SHORES FAMILY REOVCABLE TRUST/SHORES THOMAS M TRUS
2963 PINEDALE ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0173-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

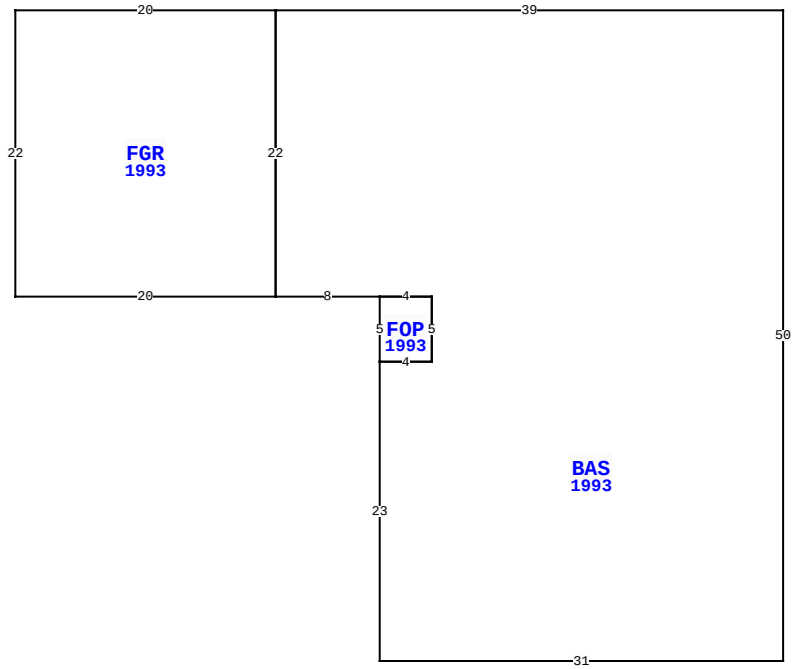
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1993	1,706	150,155
FGR	440	55	1993	242	21,300
FOP	20	30	1993	6	528
TOTALS	2,166			1,954	171,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	104.4680	104.47	204,134	1973	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1706 HX Base Yr



929 S 17TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,593
TOTAL MARKET OB/XF VALUE	3,165
TOTAL LAND VALUE - MARKET	285,000
TOTAL MARKET VALUE	477,758
SOH/AGL Deduction	174,603
ASSESSED VALUE	303,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,155
TOTAL JUST VALUE	477,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170749	20X30	27,054	03/15/2017
983013	REROOF	3,200	01/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0567	12/07/2022	WD	U	I	11	100
GRANTOR: SHORES THOMAS M & NAN						
GRANTEE: SHORES FAMILY REVOC						
0350/0707	12/29/1981	WD	U	V	11	0
GRANTOR: JONES WILLIAM S & KAY						
GRANTEE: SHORES THOMAS M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FGR=[YR=1993] W20 S22 E20 N22$ S22 E8
FOP=[YR=1993] S5 E4 N5W4$ E4 S5 W4 S23 E31 N50$.

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	0810	CONCRETE A	0	0	18	15	270.00	SF	6.50	6.50	100	1973	1973	3	23	404	
2	0810	CONCRETE A	0	0	56	14	784.00	SF	6.50	6.50	100	1973	1973	3	23	1,172	
3	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1973	1973	3	23	49	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 3,165

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	R-3	100.00	179.00	1.00	UT		1.00	1.00	1.00	285,000.00	285,000.00	285,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS

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N 179 FT OF S 301 FT OF
OUT LOT 173 OR 350 PG 707

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0173-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

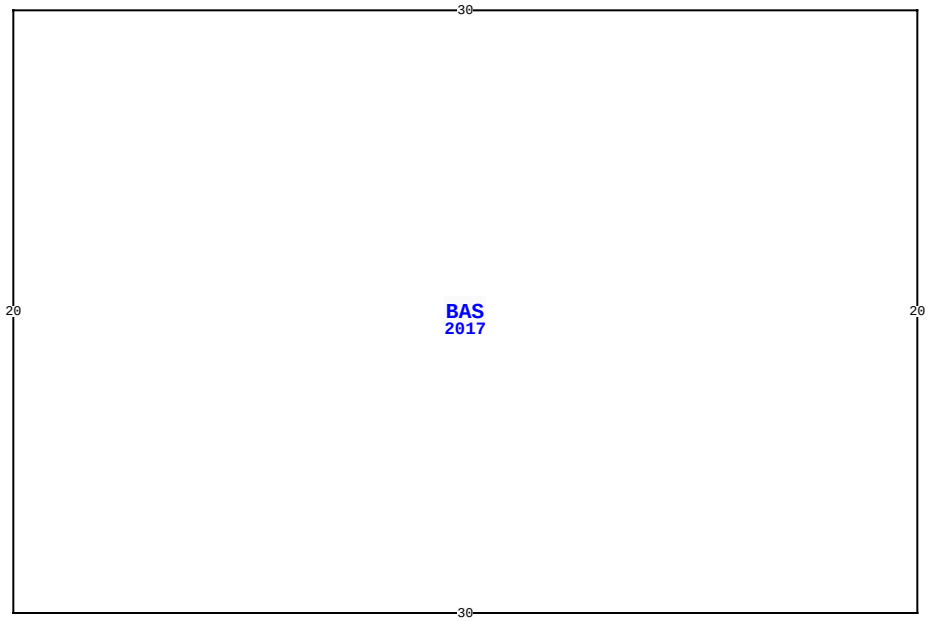
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2017	600	17,610
TOTALS	600			600	17,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	600	85.3050	31.56	18,936	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



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0350/0707	12/29/1981	WD	U	V	11	0
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GRANTEE: SHORES THOMAS M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S20 E30 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS