BLOCK 216 SUB E1/2 OF A OF 10
CITY OF FDNA BEACH

MCDONALD-PINKETT SHELLY R L/E/
8103 CEDARGATE PL
GLENN DALE, MD 20769

2025

00-00-31-1800-0216-10A1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

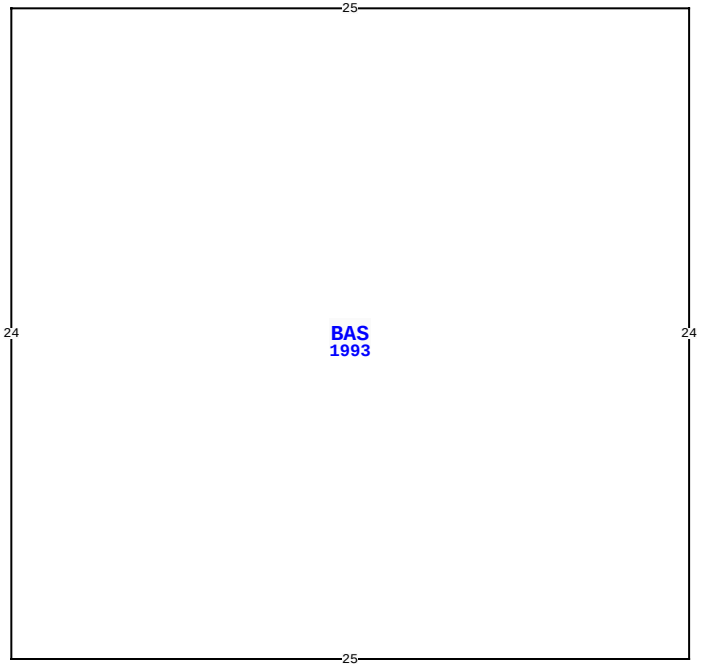
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	6,594
TOTALS	600			600	6,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	59.4000	21.98	13,188	1985	1985	0	0	0	50.00	50.00

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



1202 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	6,594
TOTAL MARKET OB/XF VALUE	4,376
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	145,970
SOH/AGL Deduction	83,579
ASSESSED VALUE	62,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,391
TOTAL JUST VALUE	145,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3194	GARAGE	5,788	03/21/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2796/1951	6/26/2025	LE	U	I	11	100
GRANTOR: MCDONALD-PINKETT SHEL						
GRANTEE: PINKETT DAMIEN LAWT						
1677/0355	10/14/2009	QC	U	I	11	100
GRANTOR: HILDEBRAND ZELL G ETA						
GRANTEE: PINKETT SHELLY R M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S24 E25 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	0810	CONCRETE A	0	0	53	17	901.00	SF	6.50	6.50	100	1985	1985	3	44	2,577	
2	0510	GARAGE WD-	0	0	20	17	340.00	SF	19.60	19.60	100	2000	2000	3	27	1,799	

LAND DESCRIPTION

TOTAL OB/XF 4,376

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	0006	R-2	50.00	86.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS