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

2026

00-00-30-0500-0005-0020

BUILDING CHARACTERISTICS

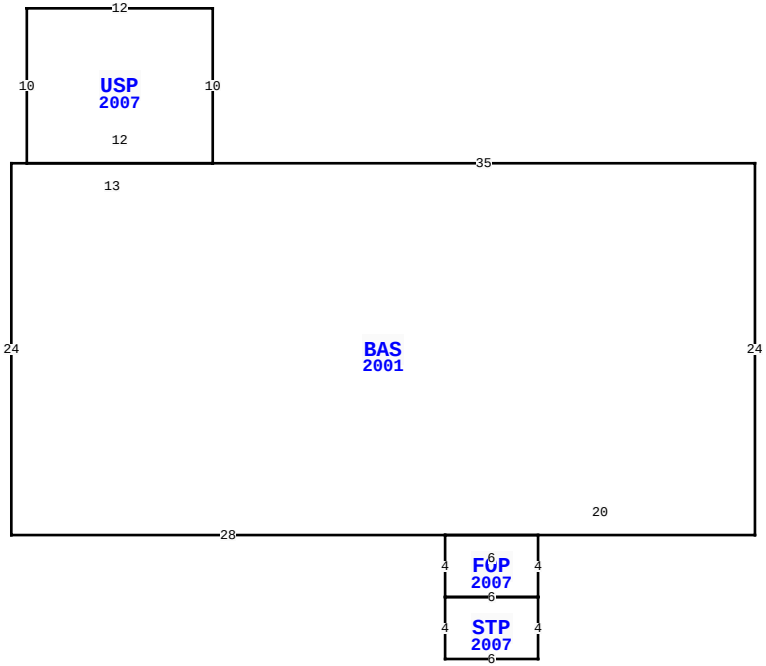
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	211,968
FOP	24	30	2007	7	1,288
STP	24	10	2007	2	368
USP	120	30	2007	36	6,624
TOTALS	1,320			1,197	220,248

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	192.67	230,626	2001	2015	0	0	0	4.50	95.50

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



2949 PINEDALE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	220,248
TOTAL MARKET OB/XF VALUE	4,632
TOTAL LAND VALUE - MARKET	164,000
TOTAL MARKET VALUE	388,880
SOH/AGL Deduction	10,886
ASSESSED VALUE	377,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,994
TOTAL JUST VALUE	388,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,631

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	40	1,008	
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 4,632

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	400,000.00	400,000.00	164,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.41 Total Land Value: 164,000 Market: 0 Agricultural: 0 Common: 164,000 PRINTED 07/09/2026 BY SYS