

PT E1/2 LOT 45
SUSAN CASHEN GRANT SEC 30-3N-28E
IN OR 2761/1001

26 PINES LLC
2142 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0045-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,719	100
FGR	420	55
FOP	150	30
FST	105	55
PTO	156	5
UOP	348	20
TOTALS	2,898	
EXTRA FEATURES	702 BONNIEVIEW RD, FERNANDINA BEACH	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,131	127.5960	133.98	285,511	1974	1979	0	0	33.00	67.00
1 SINGLE FAM 0% - 2026 Heated Area: 1719 HX Base Yr											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				191,292			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				123,900			
TOTAL MARKET VALUE				315,192			
SOH/AGL Deduction				0			
ASSESSED VALUE				315,192			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				315,192			
TOTAL JUST VALUE				315,192			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				301,314			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.18
TOTAL OB/XF 0									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	0.70	150,000.00	105,000.00	123,900		
REVIEW DATE 01/01/2023 BY CD									