LOT 91
IN OR 525 PG 501
EGANS BLUFF #2 PB 5/102

CLINE RAYMOND E & MARCIA A
3128 BIG PINE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0091-0000

BUILDING CHARACTERISTICS

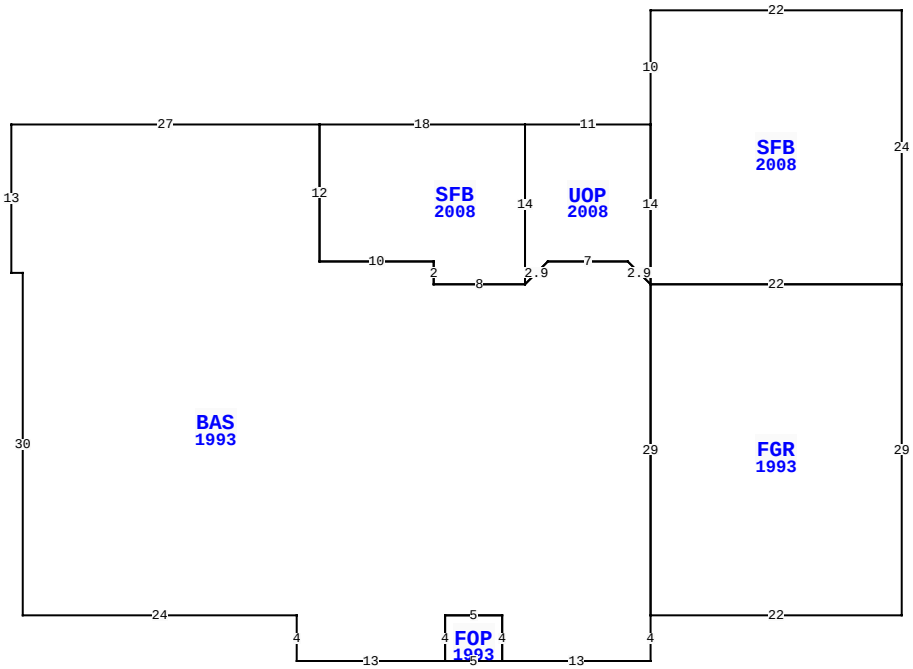
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	245,503
FGR	638	55	351	40,762
FOP	20	30	6	696
SFB	232	80	186	21,601
SFB	528	80	422	49,008
UOP	136	20	27	3,135
TOTALS	3,668		3,106	360,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,106	117.1206	139.08	431,982	1987	1992	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1988 Heated Area: 2722 HX Base Yr 1988



3128 BIG PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,705
TOTAL MARKET OB/XF VALUE		13,395
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		554,100
SOH/AGL Deduction		283,446
ASSESSED VALUE		270,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,654
TOTAL JUST VALUE		554,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21589	ADDITION	96,000	07/01/2008
P13316	OTHER	0	07/01/2008
5787	ADDITION	1,632	06/05/1989
B874101	N/A	72,832	05/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0525/0501	8/25/1987	WD	Q	I		150,900
GRANTOR: ALMAND AMOS F JR						
GRANTEE: CLINE RAYMOND & M A						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W22 S10 UOP=[YR=2008] W11 SFB=[YR=2008] W18 BAS=[YR=1993] W27 S13 E1 S30 E24 S4 E13 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E13 N4 FGR=[YR=1993] E22 N29 W22 S29$ N29 L2 U2 W7 D2 L2 W8 N2 W10 N12$ S12 E10 S2 E8 N14$ S14 R2 U2 E7 D2 R2 N14$ S14 E22 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	0811	CONCRETE B	0	100	41	16	1,000.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,834	
2	0810	CONCRETE A	0	100	56	7	172.00	SF	6.50	6.50	100	1987	1987	3	54.5	609	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	0825	BRICK	0	100	0	0	624.00	SF	12.50	12.50	100	1998	1998	3	93	7,254	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
6	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2008	2008	3	90	842	

LAND DESCRIPTION

TOTAL OB/XF 13,395

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS