LOT 92
IN OR 556 PG 206
EGANS BLUFF #2 PB 5/102

BAILEY MARY W
3124 BIG PINE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0092-0000

BUILDING CHARACTERISTICS

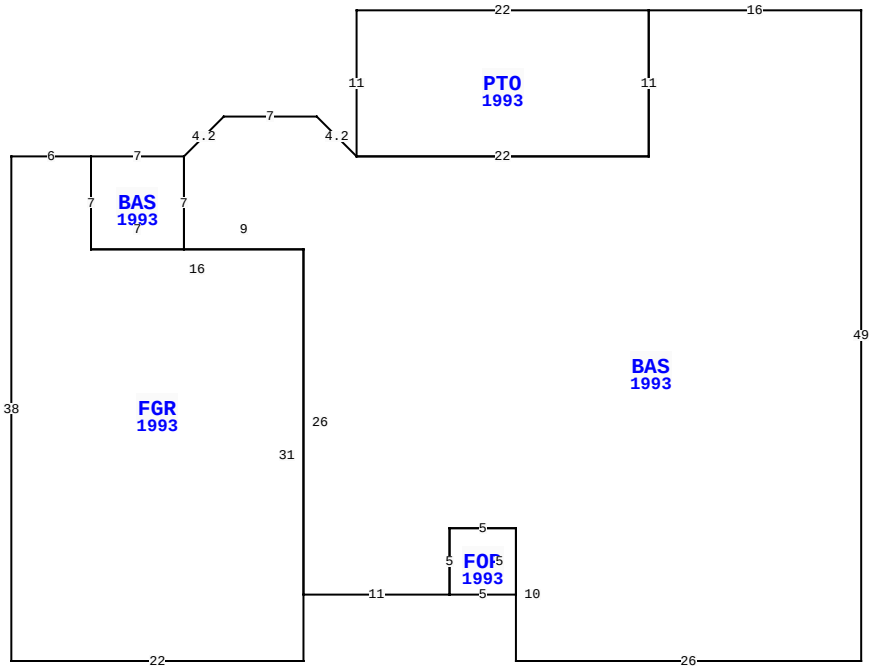
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	49	100	49	6,199
BAS	1,760	100	1,760	222,648
FGR	724	55	398	50,349
FOP	25	30	8	1,012
PTO	242	5	12	1,518
TOTALS	2,800		2,227	281,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	127.1256	150.96	336,188	1988	1998	0	0	0	16.20	83.80

1 SNGL FAM – 100% - 1989 Heated Area: 1809 HX Base Yr 1989



3124 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		281,726
TOTAL MARKET OB/XF VALUE		8,788
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		470,514
SOH/AGL Deduction		269,193
ASSESSED VALUE		201,321
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		146,321
TOTAL JUST VALUE		470,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5297	NEW CONSTR	3,500	08/17/1988
3161	NEW CONSTR	4,000	08/10/1988
5071	NEW CONSTR	65,601	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0556/0206	11/02/1988	WD	Q	I		137,200
GRANTOR: ALMAND AMOS F JR						
GRANTEE: BAILEY WM R						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] W22 S11 E22 N11$ S11 W22 U3 L3 W7 L3 D3 BAS=[YR=1993] W7 FGR=[YR=1993] W6 S38 E22 N31 W16 N7$ S7 E7 N7$ S7 E9 S26 E11 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S10 E26 N49$.

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	100	53	3	159.00	SF	6.50	6.50	100	1988	1988	3	57	589	
2	0812	CONCRETE C	0	100	0	0	1,581.00	SF	4.00	4.00	100	1988	1988	3	57	3,605	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
4	0810	CONCRETE A	0	100	22	11	242.00	SF	6.50	6.50	100	1988	1988	3	57	897	
5	0825	BRICK	0	100	0	0	283.00	SF	8.75	8.75	100	2005	2005	3	96	2,377	

LAND DESCRIPTION

TOTAL OB/XF 8,788

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