LOT 93
IN OR 550 PG 458
EGANS BLUFF #2 PB 5/102

TAYLOR EDDIE W & DIANE W
P O BOX 15074
FERNANDINA BEACH, FL 32035-3102

2023

00-00-30-021B-0093-0000

BUILDING CHARACTERISTICS

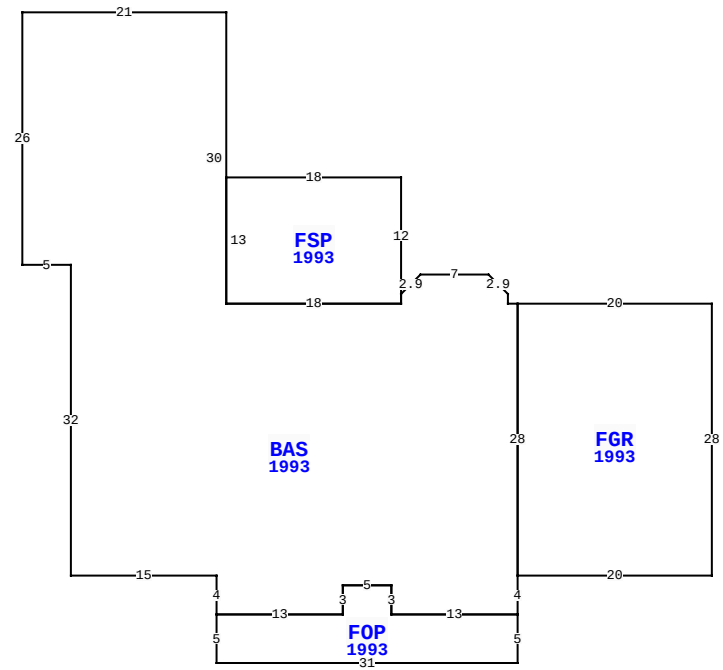
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	2,036	100	2,036	236,604
FGR	560	55	308	35,793
FOP	170	30	51	5,927
FSP	234	40	94	10,924
TOTALS	3,000		2,489	289,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	119.3424	141.72	352,741	1988	1993	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1989 Heated Area: 2036 HX Base Yr 1989



3122 BIG PINE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		289,248
TOTAL MARKET OB/XF VALUE		3,902
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		473,150
SOH/AGL Deduction		256,843
ASSESSED VALUE		216,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,307
TOTAL JUST VALUE		473,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4863	NEW CONSTR	70,284	05/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0550/0458	8/17/1988	WD	Q	I		149,100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: TAYLOR EDDIE W						
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] W1 N1 U2 L2 W7 D2 L2 FSP=[YR=1993] N12 W18 S13 E18 N1 $ S1 W18 N30 W21 S26 E5 S32 E15 S4 FOP=[YR=1993] S5 E31 N5 W13 N3 W5S3 W13$ E13 N3 E5 S3 E13 N4 FGR=[YR=1993] E20 N28 W20 S28$ N28$.

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	19	3	57.00	SF	6.50	6.50	100	1988	1988	3	57	211	
2	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	100	1988	1988	3	57	2,371	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 3,902

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