

LOT 94
IN OR 1860/1981
EGANS BLUFF #2 PB 5/102

DONOVAN DANIEL E/MICHAELS MARY M
3114 BIG PINE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	1,902	100	1,902	230,751
FEP	232	80	186	22,566
FGR	621	55	342	41,491
FOP	15	30	4	485

TOTALS 2,770 2,434 295,293

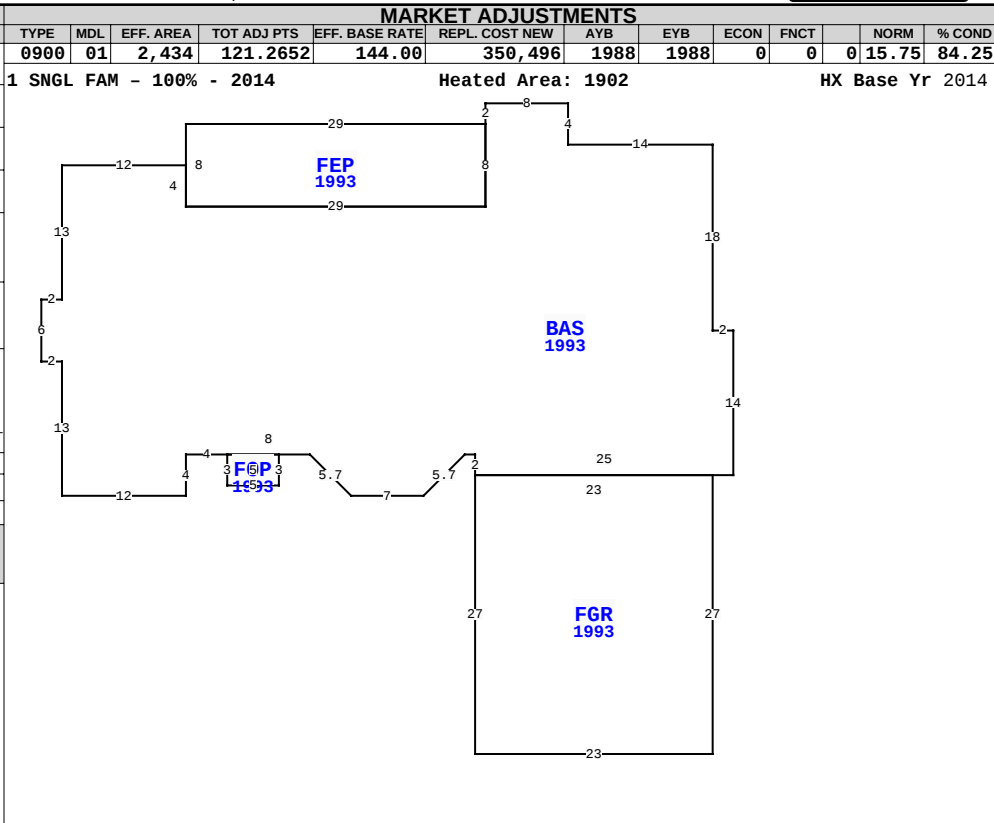
EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,646.00	SF	4.00	4.00	100	1988	1988	3	57	3,753	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	100	1988	1988	3	57	130	
5	0825	BRICK	0	100	0	0	266.00	SF	7.50	7.50	100	2006	2006	3	97	1,935	
6	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100	2011	2011	3	68	918	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



3114 BIG PINE DR, FERNANDINA BEACH

TOTAL OB/XF																	8,056
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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		295,293
TOTAL MARKET OB/XF VALUE		8,056
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		483,349
SOH/AGL Deduction		193,081
ASSESSED VALUE		290,268
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,268
TOTAL JUST VALUE		483,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528619	KITCHEN	0	01/01/2015
B25088	ADDITION	4,883	09/01/2011
R035335	REPAIR/RRF	4,122	08/01/2003
4862	NEW CONSTR	65,428	05/05/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/1981	6/10/2013	TD	Q	I	01	280,000
GRANTOR: ODOM OSCAR TRUSTEE						
GRANTEE: DONOVAN DANIEL E &						
1452/0873	10/16/2006	WD	U	I	01	100
GRANTOR: MCDERMOTT HELEN G						
GRANTEE: MCDERMOTT HELEN G T						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W14 N4 W8 S2 FEP=[YR=1993] W29 S8 E29 N8\$ S8	
W29 N4 W12 S13 W2 S6 E2 S13 E12 N4 E4 FOP=[YR=1993] S3 E5 N3	
W5\$ E8 D4 R4 E7 U4 R4 E1 S2 FGR=[YR=1993] S27E23 N27 W23\$	
E25 N14 W2 N18\$.	

Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS