



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

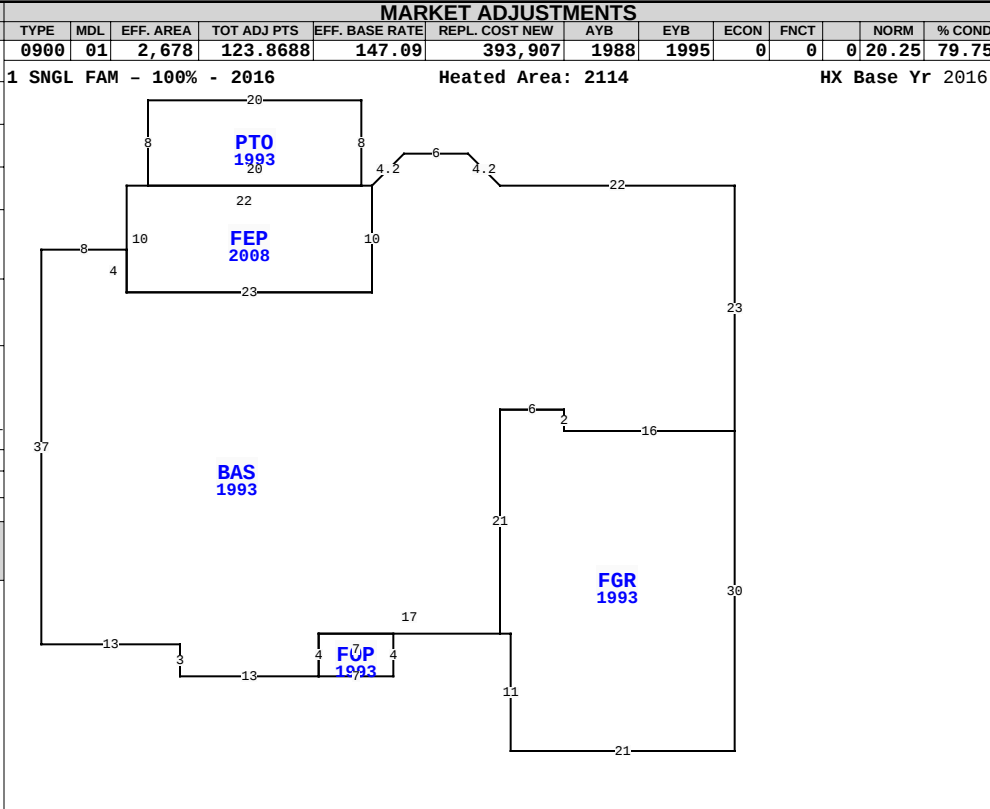
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	247,981
FEP	230	80	184	21,584
FGR	661	55	364	42,699
FOP	28	30	8	939
PTO	160	5	8	939

TOTALS	3,193		2,678	314,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,331.00	SF	4.00
2	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00



3110 BIG PINE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	1,331.00	SF	4.00	4.00	100	1988	1988	3	57	3,035	
2	0810	CONCRETE A	0	100	57	3	171.00	SF	6.50	6.50	100	1988	1988	3	57	634	
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							4,989	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
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	:	
REVIEW DATE		08/22/2019		BY	DJA	Total Acres: 0.00			Total Land Value: 180,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		314,141	
TOTAL MARKET OB/XF VALUE		4,989	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		499,130	
SOH/AGL Deduction		183,271	
ASSESSED VALUE		315,859	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		265,859	
TOTAL JUST VALUE		499,130	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632693	WINDOWS	25,700	07/01/2016
2739	H/AC	3,500	09/28/1988
5401	NEW CONSTR	3,300	09/28/1988
5179	NEW CONSTR	79,935	09/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1227	10/08/2019	LE	U	I	11	100
GRANTOR: WATTS GARY L & JANET						
GRANTEE: WATTS BRANDI D						
1975/1262	4/02/2015	WD	Q	I	01	380,000
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: WATTS GARY L & JANE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 U3 L3 W6 D3 L3 FEP=[YR=2008] W1									
PTO=[YR=1993] N8 W20 S8 E20\$ W22 S10 E23 N10\$ S10 W23 N4 W8									
S37 E13 S3 E13 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E17									
FGR=[YR=1993] E1 S11 E21 N30 W16 N2 W6 S21\$ N21 E6 S2 E16 N23\$.									