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

2024

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

NASSAU COUNTY PROPERTY

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

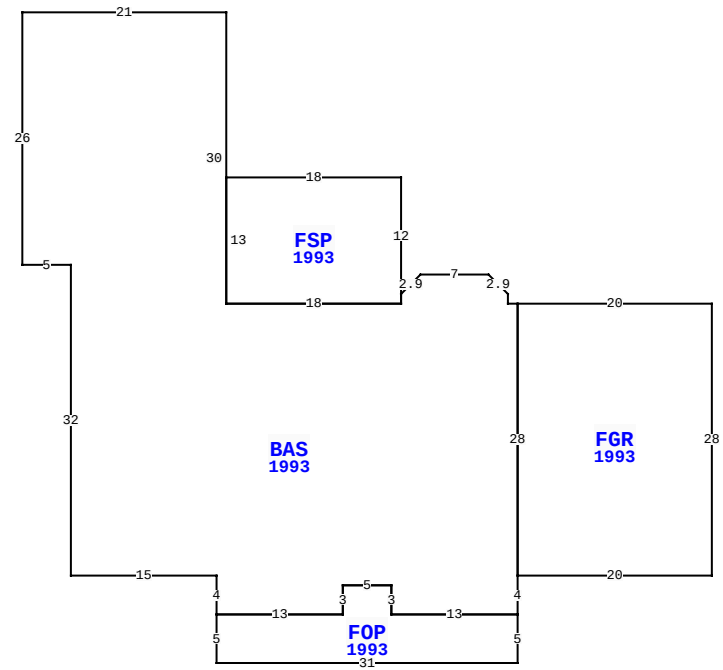
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	247,145
FGR	560	55	308	37,387
FOP	170	30	51	6,191
FSP	234	40	94	11,411
TOTALS	3,000		2,489	302,134

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	149.18	371,309	1988	1993	0	0	0	18.63	81.37

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	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		302,134
TOTAL MARKET OB/XF VALUE		3,749
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		555,883
SOH/AGL Deduction		333,087
ASSESSED VALUE		222,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,796
TOTAL JUST VALUE		555,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,150

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	54.5	202	
2	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,267	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 3,749

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS