

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

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3 100
Bathrooms	2 100
Frame	02
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05
Occupancy	00

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	242,176
FEP	232	80	186	23,683
FGR	621	55	342	43,546
FOP	15	30	4	509

TOTALS 2,770 2,434 309,915

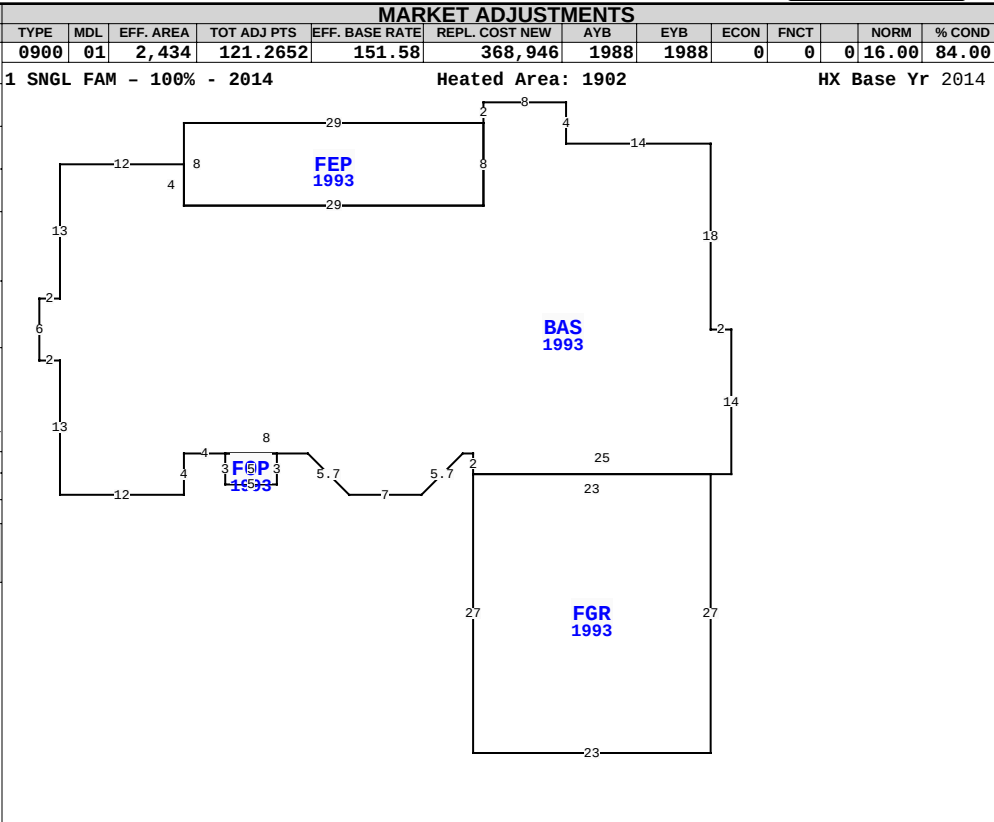
EXTRA FEATURES

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	54.5	3,588	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
3	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	100	1988	1988	3	54.5	124	
4	0825	BRICK	0	100	0	0	266.00	SF	7.50	7.50	100	2006	2006	3	96	1,915	
5	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100	2011	2011	3	64	864	

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		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



BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU

TOTAL OB/XF 7,771																
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				309,915				
TOTAL MARKET OB/XF VALUE				7,771				
TOTAL LAND VALUE - MARKET				250,000				
TOTAL MARKET VALUE				567,686				
SOH/AGL Deduction				268,710				
ASSESSED VALUE				298,976				
TOTAL EXEMPTION VALUE				HX HB 50,000				
BASE TAXABLE VALUE				248,976				
TOTAL JUST VALUE				567,686				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				483,349				
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: 250,000 PRINTED 08/06/2024 BY SYS