LOT 46
EGANS BLUFF #1 PB 5/93

SMITH WILLIAM T & MARY L
6061 PIGNUT MT DRIVE
WARRENTON, VA 20187

2025

00-00-30-021A-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

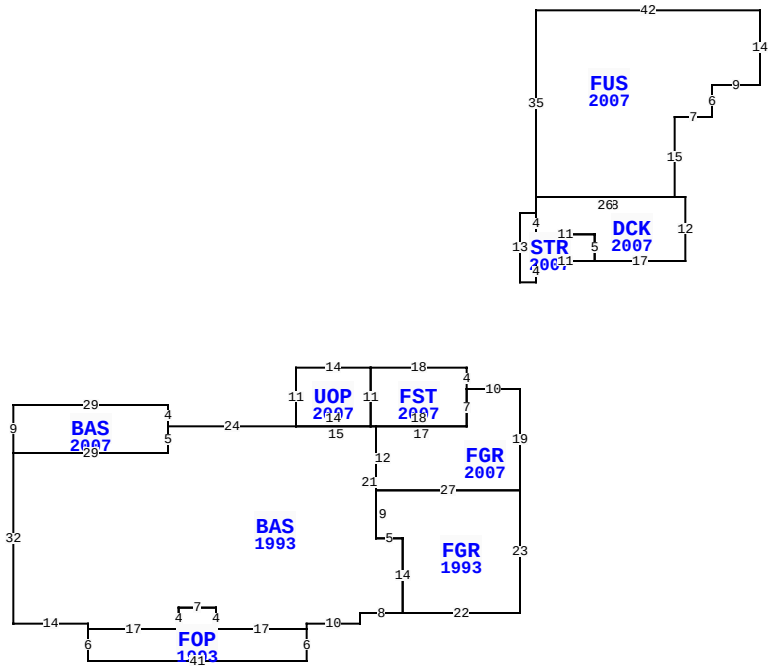
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	1993	2,448	346,415
BAS	261	100	2007	261	36,934
DCK	281	10	2007	28	3,962
FGR	551	55	1993	303	42,877
FGR	394	55	2007	217	30,708
FOP	274	30	1993	82	11,604
FST	198	55	2007	109	15,424
FUS	1,176	100	2007	1,176	166,415
STR	94	10	2007	9	1,273
UOP	154	20	2007	31	4,387
TOTALS	5,831			4,664	659,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,664	113.1416	149.35	696,568	1987	2017	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 2023 Heated Area: 3885 HX Base Yr



3126 EGANS BLUFF RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	659,998
TOTAL MARKET OB/XF VALUE	44,929
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	979,927
SOH/AGL Deduction	0
ASSESSED VALUE	979,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	979,927
TOTAL JUST VALUE	979,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	927,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17296	ADDITION	202,000	10/01/2006
B18643	ADDITION	1,200	10/01/2006
B18420	SWIM POOL	32,110	08/01/2006
M11768	MECH OTHER	0	07/01/2006
R09008	REPAIR/RRF	5,500	03/01/2006
B9602897	XFOB	3,040	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0398	5/05/2022	WD	Q	I	01	1,225,000
GRANTOR: BRUNNER ROGER & DIANE						
GRANTEE: SMITCH WILLIAM T &						
2412/1665	11/30/2020	WD	Q	I	01	790,000
GRANTOR: DAMATO JENNIFER C & F						
GRANTEE: BRUNNER ROGER & DIA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W10 FST=[YR=2007] N4 W18 UOP=[YR=2007] W14 S11 BAS=[YR=1993] W24 BAS=[YR=2007] N4 W29 S9 E29 N5$ S5 W29 S32 E14 S1 FOP=[YR=1993] S6 E41 N6 W17 N4 W7 S4 W17$ E17 N4 E7 S4 E17 N1 E10 N2 E8 FGR=[YR=1993] E22 N23 W27 S9 E5 S14$ N14 W5 N21 W15$ E14 N11$ S11 E18 N7$ S7 W17 S12 E27 N19$ PTR=N20 STR=[YR=2007] N13 E3 DCK=[YR=2007] N3 FUS=[YR=2007] N35 E42 S14 W9 S6 W7 S15 W26$ E28 S12 W17 N5 W11 N4 $ S4 E11 S5 W11 S4 W3 $ S20$.

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	0	77	3	231.00	SF	6.50	6.50	100	1987	1987	3	49.5	743	
2	0811	CONCRETE B	0	0	44	16	704.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,812	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0861	POOL GUNIT	0	0	0	0	375.00	SF	85.00	85.00	100	2007	2007	3	44	14,025	
5	0911	SCRN RM A	0	0	0	0	1,539.00	SF	17.50	17.50	100	2007	2007	3	27	7,272	
6	0855	CONC PAVER	0	0	0	0	1,164.00	SF	10.00	10.00	100	2007	2007	3	87	10,127	
7	0855	CONC PAVER	0	0	0	0	130.00	SF	10.00	10.00	100	2007	2007	3	87	1,131	
8	0810	CONCRETE A	0	0	0	0	410.00	SF	6.50	6.50	100	2007	2007	3	87	2,319	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
10	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500	

TOTAL OB/XF 44,929

LAND DESCRIPTION

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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS