

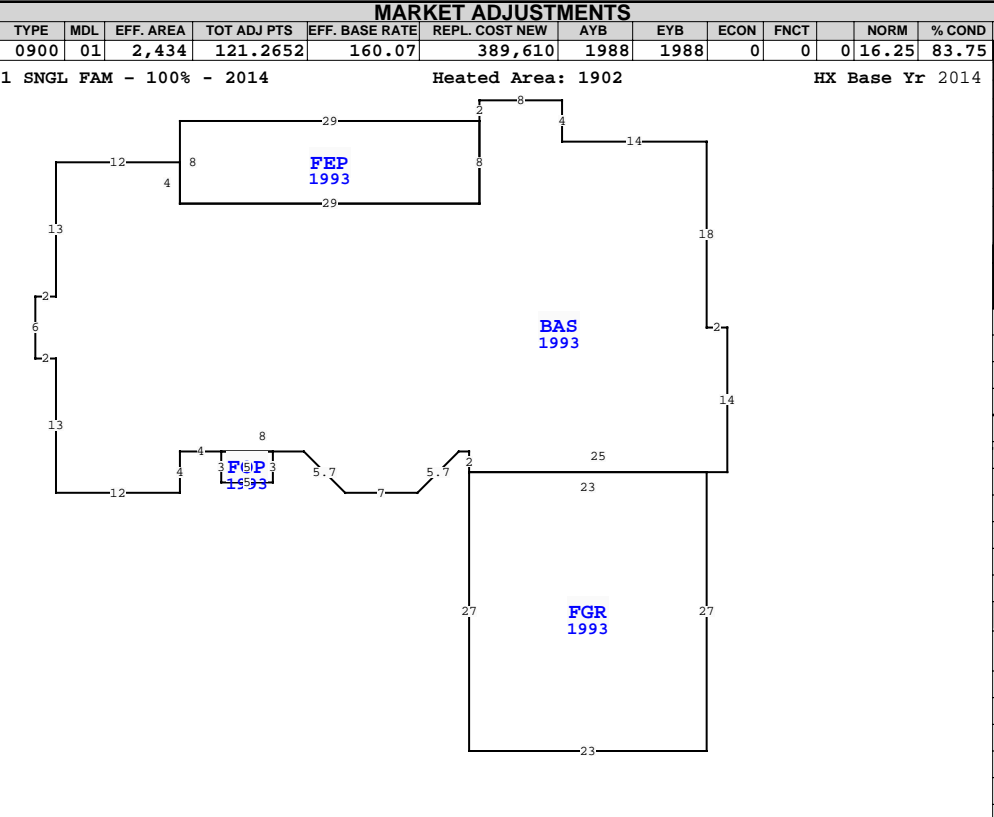
LOT 94
IN OR 1860/1981
EGANS BLUFF #2 PB 5/102

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

2025

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					
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	1,902	100	1993	1,902	254,979
FEP	232	80	1993	186	24,935
FGR	621	55	1993	342	45,848
FOP	15	30	1993	4	536
TOTALS	2,770			2,434	326,298

3114 BIG PINE DR, FERNANDINA BEACH

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

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	52	3,424	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	100	1988	1988	3	52	118	
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	60	810	

TOTAL OB/XF 7,507

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		326,298	
TOTAL MARKET OB/XF VALUE		7,507	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		608,805	
SOH/AGL Deduction		301,159	
ASSESSED VALUE		307,646	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		256,924	
TOTAL JUST VALUE		608,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,686	

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	Q	I	01	280,000
GRANTOR: ODOM OSCAR TRUSTEE						
GRANTEE: DONOVAN DANIEL E &						
1452/0873	10/16/2006	WD Q	Q	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\$.