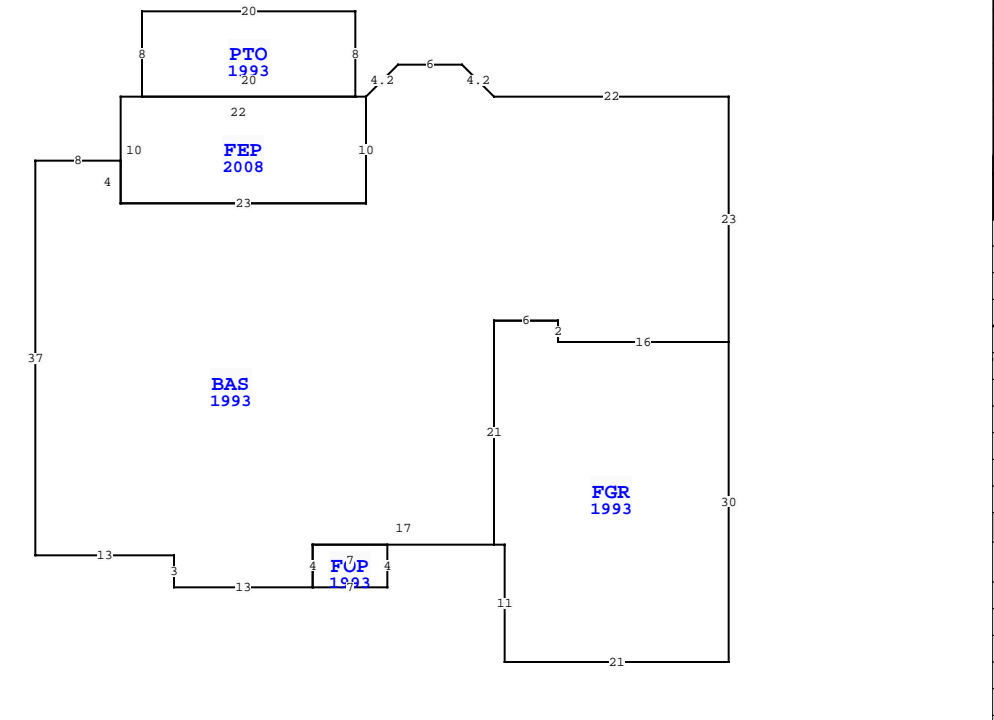


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,678	123.8688	163.51	437,880	1988	1995	0	0	21.75	78.25		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY											



VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,641
TOTAL MARKET OB/XF VALUE		4,586
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		622,227
SOH/AGL Deduction		287,457
ASSESSED VALUE		334,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,048
TOTAL JUST VALUE		622,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,371

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	2,114	100	1993	2,114	270,479
FEP	230	80	2008	184	23,542
FGR	661	55	1993	364	46,573
FOP	28	30	1993	8	1,024
PTO	160	5	1993	8	1,024
TOTALS	3,193			2,678	342,641

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	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						

3110 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	1,331.00	SF	4.00	4.00	100	1988	1988	3	52	2,768	
2	0810	CONCRETE A	0	100	57	171.00	SF	6.50	6.50	100	1988	1988	3	52	578	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

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\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,586				
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							