

LOT 91
IN OR 525 PG 501
EGANS BLUFF #2 PB 5/102

CLINE RAYMOND E & MARCIA A
3128 BIG PINE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0091-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		12	CEDAR 80		
Exterior Wall		20	FACE BRICK 20		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 90		
Interior Floor		11	CLAY TILE 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			2.5 100		
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	2,114	100	1993	2,114	282,107
FGR	638	55	1993	351	46,840
FOP	20	30	1993	6	801
SFB	232	80	2008	186	24,821
SFB	528	80	2008	422	56,315
UOP	136	20	2008	27	3,603
TOTALS	3,668			3,106	414,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,106	117.1206	162.80	505,657	1987	1992	0	0	0 18.03	81.97
1 SNGL FAM		100% - 1988		Heated Area: 2722				HX Base Yr 1988			
The floor plan shows a large rectangular area divided into several sections. The sections are labeled as follows: BAS 1993 (a large area on the left), SFB 2008 (a small area in the upper middle), UOP 2008 (a small area in the upper middle, adjacent to SFB 2008), FGR 1993 (a large area on the right), and FOP 1993 (a small area at the bottom center). Dimensions are provided for each section and the overall area. The overall dimensions are 27 by 30. The sections are separated by walls of varying thicknesses, indicated by the numbers on the lines.											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

EXTRA FEATURES							3128 BIG PINE DR, FERNANDINA BEACH				INC DATE				AG DATE			
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	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160		
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1994	1994	3	20	576		