LOT 92
EGANS BLUFF #2 PB 5/102

CARROLL THOMAS & FAITH
3124 BIG PINE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0092-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06

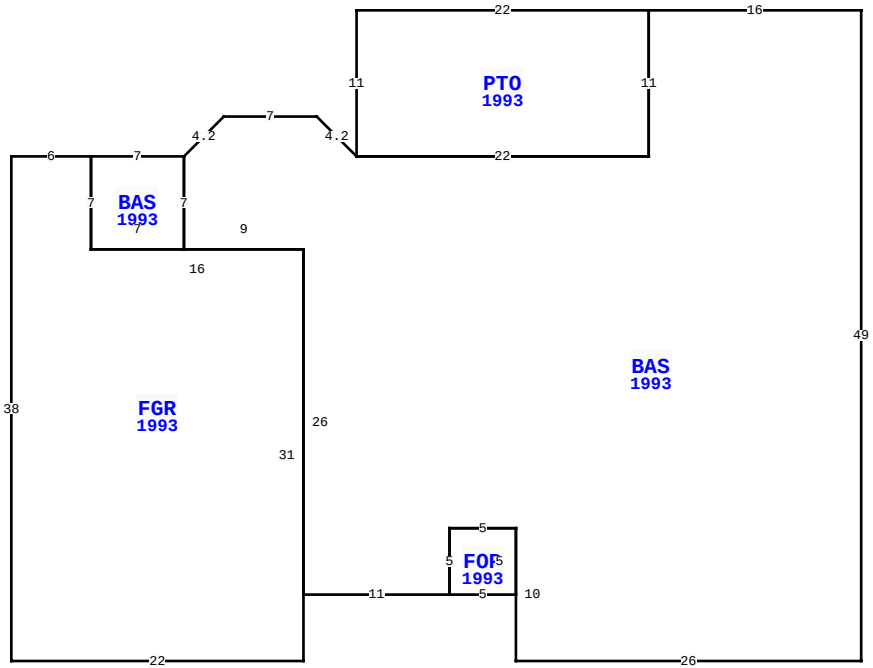
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49	100	1993	49	7,080
BAS	1,760	100	1993	1,760	254,298
FGR	724	55	1993	398	57,506
FOP	25	30	1993	8	1,156
PTO	242	5	1993	12	1,734
TOTALS	2,800			2,227	321,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	127.1256	176.70	393,511	1988	1998	0	0	0	18.23	81.77

1 SNGL FAM 0% - 2025 Heated Area: 1809 HX Base Yr



3124 BIG PINE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	321,774
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	597,974
SOH/AGL Deduction	0
ASSESSED VALUE	597,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,974
TOTAL JUST VALUE	597,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	591,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5297	NEW CONSTR	3,500	08/17/1988
3161	NEW CONSTR	4,000	08/10/1988
5071	NEW CONSTR	65,601	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/434	6/16/2026	WD	Q	I	01	769,900
GRANTOR: HANNIGAN MIRIAM B						
GRANTEE: CARROLL THOMAS & FA						
2833/1235	12/03/2025	LE	U	I	11	100
GRANTOR: MIXON KIMBERLY B & JA						
GRANTEE: DOHRN ASHLEY CAROLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] W22 S11 E22 N11$ S11 W22 U3 L3 W7 L3 D3 BAS=[YR=1993] W7 FGR=[YR=1993] W6 S38 E22 N31 W16 N7$ S7 E7 N7$ S7 E9 S26 E11 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S10 E26 N49$.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS