

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

00-00-30-021B-0094-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																	
ELEMENT		CD		05		AVERAGE 100		0900		MDL		01		EFF. AREA		2,434		TOT ADJ PTS		121.2652		EFF. BASE RATE		168.56		REPL. COST NEW		410,275		1988		1988		ECON		0		FNCT		0		NORM		16.50		83.50																																																																																																							
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2014		Heated Area: 1902		HX Base Yr 2014		VALUATION BY		Tax Group: 8		Tax Dist:		STANDARD		342,580		BUILDING MARKET VALUE		2,415		TOTAL MARKET OB/XF VALUE		275,000		TOTAL LAND VALUE - MARKET		619,995		TOTAL MARKET VALUE		304,043		SOH/AGL Deduction		315,952		ASSESSED VALUE		51,411		TOTAL EXEMPTION VALUE		HX HB		264,541		BASE TAXABLE VALUE		619,995		TOTAL JUST VALUE		NCON VALUE		0		INCOME VALUE		608,805		PREVIOUS YEAR MKT VALUE																																																																													
Roof Structur		05		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 80		11		CLAY TILE 20		03		CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		02		WOOD FRAME 100		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES	
Interior Wall		14		CARPET 80		11		CLAY TILE 20		03		CENTRAL 100		04		AIR DUCTED 100		3 100		2 100		02		WOOD FRAME 100		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES									
Bedrooms		3 100		2 100		02		WOOD FRAME 100		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																									
Bathrooms		3 100		2 100		02		WOOD FRAME 100		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																									
Frame		02		WOOD FRAME 100		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																													
Stories		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																	
Units		1. 100		0 100		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																	
BUD8 Adjustme		05		DIST 1A 100		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																					
Occupancy		00		NONE 100		06		Quality Level 06		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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																									
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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		267,702		FEP		232		80		1993		186		26,179		FGR		621		55		1993		342		48,136		FOP		15		30		1993		4		563		TOTALS		2,770		2,434		342,580		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																																	
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EXTRA FEATURES		3114 BIG PINE DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																																																																																																																																			
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																																																																																																																							
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