LOT 95
EGANS BLUFF #2 PB 5/102

WATTS GARY L & JANET K L/E/
3110 BIG PINE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0095-0000

BUILDING CHARACTERISTICS

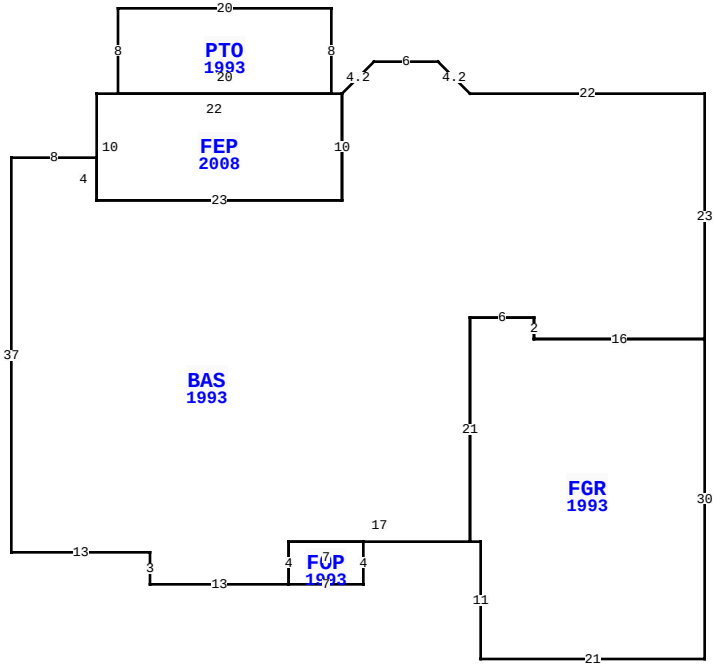
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
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	282,091
FEP	230	80	2008	184	24,553
FGR	661	55	1993	364	48,572
FOP	28	30	1993	8	1,067
PTO	160	5	1993	8	1,067
TOTALS	3,193			2,678	357,351

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	172.18	461,098	1988	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2016 Heated Area: 2114 HX Base Yr 2016



3110 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		357,351
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		633,551
SOH/AGL Deduction		289,742
ASSESSED VALUE		343,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,398
TOTAL JUST VALUE		633,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,227

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	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						

BUILDING NOTES

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$.

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	100	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	100		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