05-2N-28E PT OF LOT 78 (S-1)
L/E IN OR 995/1743
OCEAN BREEZE FARMS PB 2/19

MALEY KATHERINE
96318 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0078-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

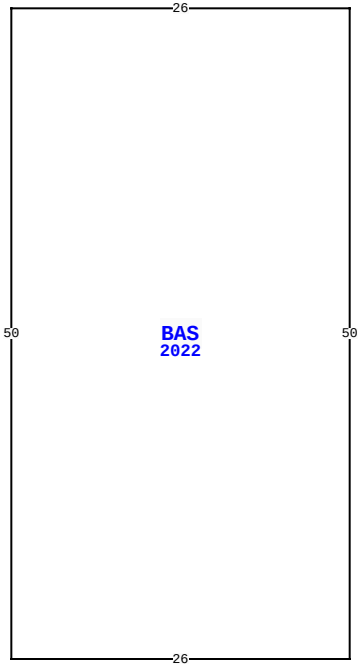
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	24,788
TOTALS	1,300		1,300	24,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	55.0160	19.26	25,038	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 1300 HX Base Yr



2852 BAILEY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	24,788
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	90,788
SOH/AGL Deduction	0
ASSESSED VALUE	90,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,788
TOTAL JUST VALUE	90,788
NCON VALUE	30,788
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004607	DEMOLITION	7,350	03/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0995/1743	7/05/2001	WD	U	I	07	100
GRANTOR: NORMAN BETTY J						
GRANTEE: NORMAN BETTY J L/E						
0993/0932	6/21/2001	WD	U	I	18	100
GRANTOR: NORMAN BETTY J						
GRANTEE: NORMAN BETTY J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S50 E26 N50$.

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1962	1962	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/11/2022 BY TWWW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS