

PT OF LOT 82 S-3 & S-10  
IN OR 585/662 & OR 594/555  
& IN OR 751 PG 1812

FERTGUS ROBIN MARIE  
2703 BAILEY ROAD  
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0082-0030



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |                                  |                  |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|----------------------------------|------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|-----------------|---------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                               | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY                |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 26               | AL SIDING 100    | 0100                                                                                                                                                                                                                                                                                                                                                                                                                               | 01                   | 992       | 107.0000    | 96.57          | 95,797         | 1900        | 1960               | 0         | 0        | 0           | 31.00   | 69.00                            | STANDARD         |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    | 1 SINGLE FAM - 100% - 1990                                                                                                                                                                                                                                                                                                                                                                                                         |                      |           |             |                |                |             |                    |           |          |             |         |                                  | Heated Area: 880 |            |                             |      |                        |      |     |    |        |  |  |  |  | HX Base Yr 1990 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   | <div><div><div>6</div><div>14</div><div>9</div><div>9</div><div>14</div><div>6</div></div><div><div>FST</div><div>1993</div><div>6</div></div><div><div>FSP</div><div>1993</div><div>14</div></div><div><div>20</div></div><div><div>44</div><div>44</div><div>19</div><div>18</div><div>18</div><div>6</div><div>6</div></div><div><div>BAS</div><div>1993</div></div><div><div>FOP</div><div>1993</div><div>18</div></div></div> |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 04               | PLYWOOD 90       |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 10       |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 80        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 08               | SHT VINYL 20     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 2 100            |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 1 100            |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100           |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         |                  | 0 100            |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 05               | DIST 1A 100      |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 03               | Quality Level 03 |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  | 02               |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 2021.00          |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                                                                                                                                                                                                                                                                                                                                                                       | SUBAREA MARKET VALUE |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 880              | 100              | 880                                                                                                                                                                                                                                                                                                                                                                                                                                | 58,638               |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 108              | 30               | 32                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2,132                |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                           | 126              | 40               | 50                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3,332                |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                           | 54               | 55               | 30                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,999                |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 1,168            |                  | 992                                                                                                                                                                                                                                                                                                                                                                                                                                | 66,100               |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         | 2703 BAILEY RD, FERNANDINA BEACH |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 | BLD DATE<br>XF DATE<br>INC DATE |  |  |  |  |  |  |  |  |  | LGL DATE<br>LAND DATE<br>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      |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0510             | GARAGE WD-       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100                  | 20        | 23          | 460.00         | SF             | 35.00       | 35.00              | 100       | 2000     | 2000        | 3       | 29                               | 4,669            |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0811             | CONCRETE B       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100                  | 0         | 0           | 1,296.00       | SF             | 5.20        | 5.20               | 100       | 1992     | 1992        | 3       | 66                               | 4,448            |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0811             | CONCRETE B       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100                  | 88        | 12          | 1,056.00       | SF             | 5.20        | 5.20               | 100       | 2000     | 2000        | 3       | 80                               | 4,393            |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A       | 0                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100                  | 42        | 4           | 168.00         | SF             | 6.50        | 6.50               | 100       | 1992     | 1992        | 3       | 66                               | 721              |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         | TOTAL OB/XF 14,231               |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                               | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPH 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                                                                                                                                                                                                                                                                                                                                                                                                                                | 100                  | 0006      | RS-2        | 100.00         | 150.00         | 100.00      | FF                 |           | 1.00     | 1.00        | 1.00    | 1,000.00                         | 1,000.00         | 100,000    |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS |                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |           |             |                |                |             |                    |           |          |             |         |                                  |                  |            |                             |      |                        |      |     |    |        |  |  |  |  |                 |                                 |  |  |  |  |  |  |  |  |  |                                  |  |  |  |  |  |  |  |  |  |