PT OF LOT 82 EX S-10
IN OR 588/623 &
CASE #00-425-DR OR 958/1574 &

PORTIER DEBRA J
2669 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0082-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

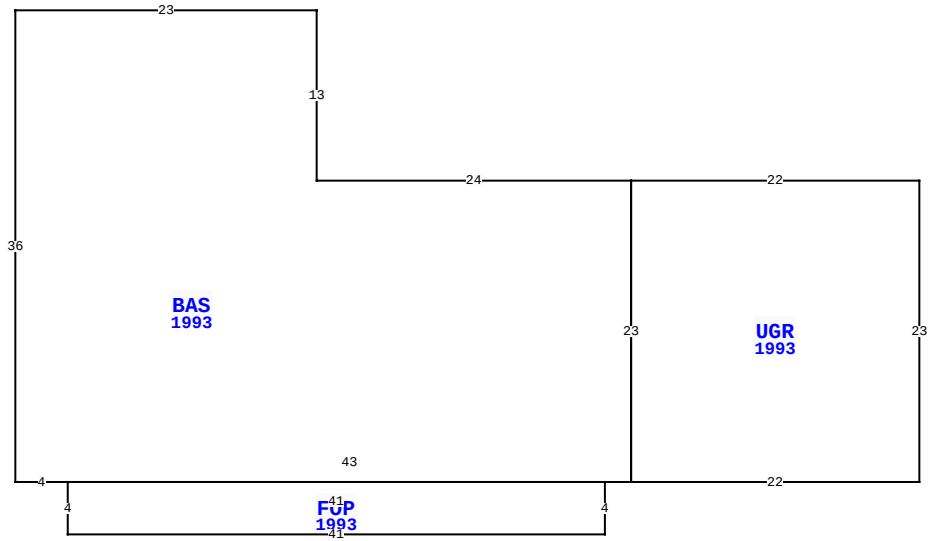
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	107,550
FOP	164	30	49	3,819
UGR	506	45	228	17,769
TOTALS	2,050		1,657	129,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	110.0000	99.28	164,507	1961	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 1991 Heated Area: 1380 HX Base Yr 1991



2669 BAILEY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,138
TOTAL MARKET OB/XF VALUE		336
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		279,474
SOH/AGL Deduction		206,048
ASSESSED VALUE		73,426
TOTAL EXEMPTION VALUE	HX HB	48,426
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		279,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6243	ADDITION	18,076	01/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/1119	2/28/2012	QC	U	I	11	100
GRANTOR: PORTIER RICKY W						
GRANTEE: PORTIER DEBRA J						
0588/0623	1/18/1990	WD	Q	V		16,600
GRANTOR: JONES ROBERT P & P						
GRANTEE: PORTIER RICKY & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W24 N13 W23 S36
E4FOP=[YR=1993] S4 E41 N4 W41$ E43 N23$ S23 E22 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
1	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1991	1991	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	100	0006	RS-2	150.00	140.00	150.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	150,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS