



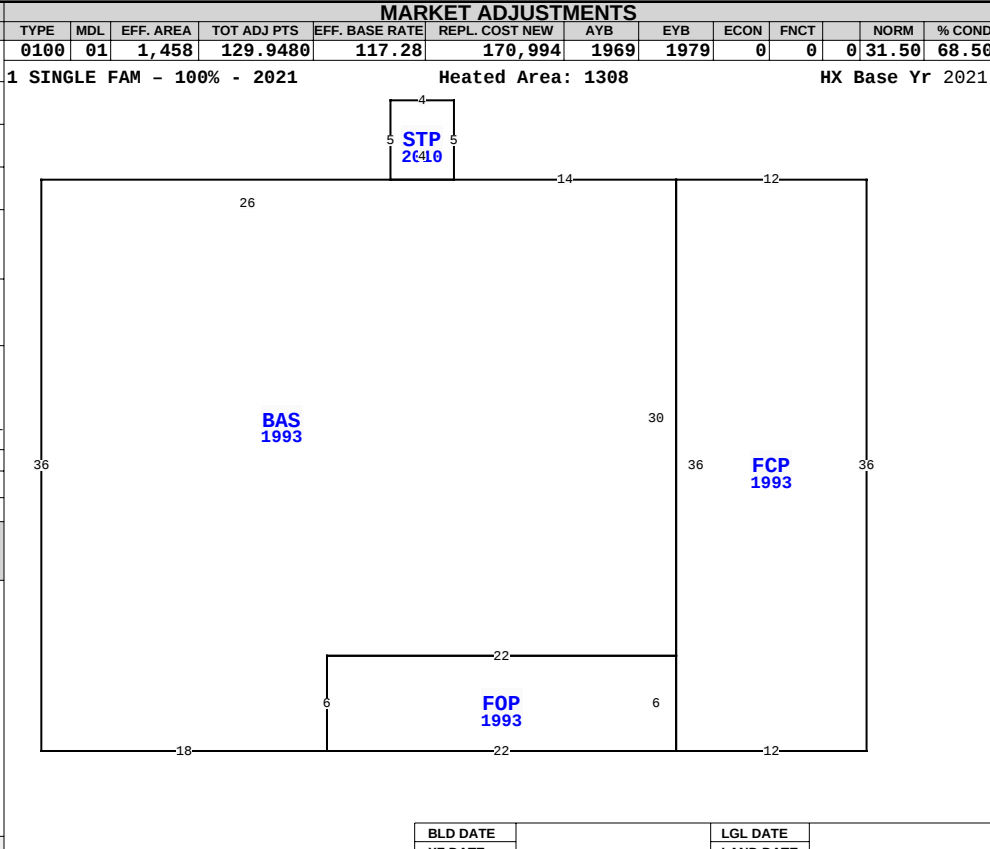
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,308	100	1,308	105,080
FCP	432	25	108	8,676
FOP	132	30	40	3,213
STP	20	10	2	161
TOTALS	1,892		1,458	117,131

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1980
2	0810	CONCRETE A	0 100	0	0	252.00	SF	6.50	6.50	100	1998
3	0476	VF 6 SBPL	0 100	0	0	372.00	LF	32.00	32.00	100	2022
4	0470	VNYL GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	110.00	135.00	110.00	FF	1.00



2668 BAILEY RD, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,458	129.9480	117.28	170,994	1969	1979	0	0	31.50	68.50
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	117,131		
TOTAL MARKET OB/XF VALUE	17,725		
TOTAL LAND VALUE - MARKET	132,000		
TOTAL MARKET VALUE	266,856		
SOH/AGL Deduction	107,808		
ASSESSED VALUE	159,048		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	109,048		
TOTAL JUST VALUE	266,856		
NCON VALUE	13,104		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	251,598		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226441	WINDOWS	1,102	09/03/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2413/0269	12/01/2020	WD	Q	I	01	185,000	
GRANTOR: RICHARDSON PATRICIA M							
GRANTEE: DUNMAN JOHN M & COU							
0159/0371	1/01/1973	WD	U	I		28,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 STP=[YR=2010] N5 W4 S5 E4\$ W26 S36 E18											
FOP=[YR=1993] E22 FCP=[YR=1993] E12 N36 W12S36\$ N6W22 S6\$ N6											
E22 N30\$.											