

PT OF LOTS 28 & 61
IN OR 1208/877
OUTLOTS SUB

BAYLISS ED & VICKIE
2050 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0028-0020


BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
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NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY STANDARD

Tax Group: 2 Tax Dist: 0

| | |
|---------------------------|-----|
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 100 |
| TOTAL MARKET VALUE | 100 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 100 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 100 |
| TOTAL JUST VALUE | 100 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100 |

DOR CODE 9500 RIVERS AND LAKES

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1208/0877 | 2/17/2004 | QC | U | V | 06 | 100 |

GRANTOR: BURNS PAUL C & ANNIE
GRANTEE: BAYLISS ED & VICKIE

TOTALS

2050 OAK MARSH DR, FERNANDINA BEACH

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

EXTRA FEATURES

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
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BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1 | 009620 | C | MARSH | 0 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | |
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