PT OF LOT 58 IN OR 2368/1971
OCEAN BREEZE FARMS PBK 2/19

SABO TODD & SHARON
2931 BAILEY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0058-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	Quality Level 02

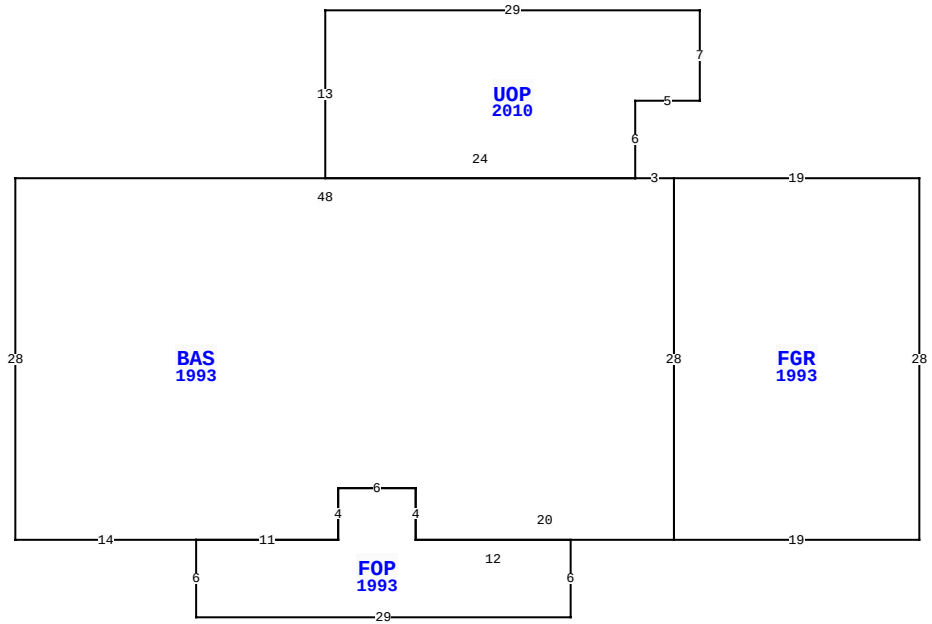
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	158,712
FGR	532	55	293	33,121
FOP	198	30	59	6,669
UOP	347	20	69	7,800
TOTALS	2,481		1,825	206,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,825	108.3000	135.38	247,068	1986	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2931 BAILEY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		206,302
TOTAL MARKET OB/XF VALUE		60,382
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		566,684
SOH/AGL Deduction		175,886
ASSESSED VALUE		390,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,798
TOTAL JUST VALUE		566,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002106	CPT/UOP REV	25,166	02/22/2024
230008050	FGR=BAS2023	88,432	06/22/2023
20212611	GARAGE	0	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1971	6/17/2020	WD	Q	I	01	299,000
GRANTOR: ROWE HOMER R						
GRANTEE: SABO TODD & SHARON						
0487/1282	4/21/1986	WD	U	I	01	100
GRANTOR: ROWE HOMER & NORA B (						
GRANTEE: ROWE HOMER R & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W3 UOP=[YR=2010] N6 E5 N7 W29 S13 E24$ W48 S28 E14 FOP=[YR=1993] S6 E29 N6 W12 N4 W6 S4 W11 $ E11 N4 E6 S4 E20 N28 $ S28 E19 N28 $.

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	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	2021	2021	3	95	34,913	
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2021	2021	3	95	16,625	
3	0351	CARPORT MT	0	100	10	30	300.00	SF	10.00	10.00	100	2021	2021	3	93	2,790	
4	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2021	2021	3	99	2,924	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
6	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 60,382

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	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/10/2024 BY DJ Total Acres: 1.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS