5-2N-28 LOT 78 &
PT ABNDED R/W RES# 2003-55
IN OR 2712/1714

BAILEY ROAD INVESTMENTS LLC
1660 CR 13A S
ELKTON, GL 32033

2024

00-00-30-044B-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAILEY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	968,100
TOTAL MARKET VALUE	968,100
SOH/AGL Deduction	382,399
ASSESSED VALUE	585,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,701
TOTAL JUST VALUE	968,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	806,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015903	ADDITION	66,664	11/16/2021
21015903	ADDITION	66,664	11/16/2021
6511	REPAIR/RRF	1,900	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2712/1714	5/20/2024	QC	U	V	11	100
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: BAILEY ROAD INVESTM						
2710/382	5/06/2024	WD	Q	V	01	600,000
GRANTOR: MICHAELIS JACOB J & E						
GRANTEE: RIVER GREEN ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2	0.00	0.00	4.61	AC		1.00	1.00	0.70	300,000.00	210,000.00	968,100							

REVIEW DATE 03/14/2024 BY MLU Total Acres: 4.61 Total Land Value: 968,100 Market: 0 Agricultural: 0 Common: 968,100 PRINTED 08/06/2024 BY SYS