

PT OF LOT 82 S-3 & S-10
IN OR 585/662 & OR 594/555
& IN OR 751 PG 1812

FERTGUS ROBIN MARIE
2703 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0082-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	05
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	61,275
FOP	108	30	32	2,228
FSP	126	40	50	3,482
FST	54	55	30	2,089
TOTALS	1,168		992	69,073

EXTRA FEATURES	
L N	OB/XF CODE
1	0510
2	0811
3	0811
4	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	992	107.0000	101.65	100,837	1900	1960	0	0	0	31.50
1 SINGLE FAM - 100% - 1990											
Heated Area: 880											
HX Base Yr 1990											

TOTAL OB/XF	
L N	OB/XF CODE
1	0510
2	0811
3	0811
4	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	69,073
TOTAL MARKET OB/XF VALUE	13,858
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	182,931
SOH/AGL Deduction	122,284
ASSESSED VALUE	60,647
TOTAL EXEMPTION VALUE	35,647
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	182,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7009	DEMOLITION	0	02/20/1991

SALES DATA	
OFF RECORD Number	DATE
0751/1812	2/20/1996
GRANTOR: FERTGUS JAMES ROBERT	
GRANTEE: FERTGUS ROBIN MARIE	
0585/0662	12/08/1989
GRANTOR: JONES ROBERT P	
GRANTEE: FERTGUS JAMES R JR	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=1993] W14	FST=[YR=1993] W6 S9
BAS=[YR=1993] S44	E1
FOP=[YR=1993] S6	E18 N6 W18\$ E19 N44 W20\$ E6 N9\$ S9 E14 N9\$.