LOTS 1 & 2
(EX R/W IN OR 78/517)
PINE DALE SUB PBK 3/53

MERROW SCOTT
2937 BAILEY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0500-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

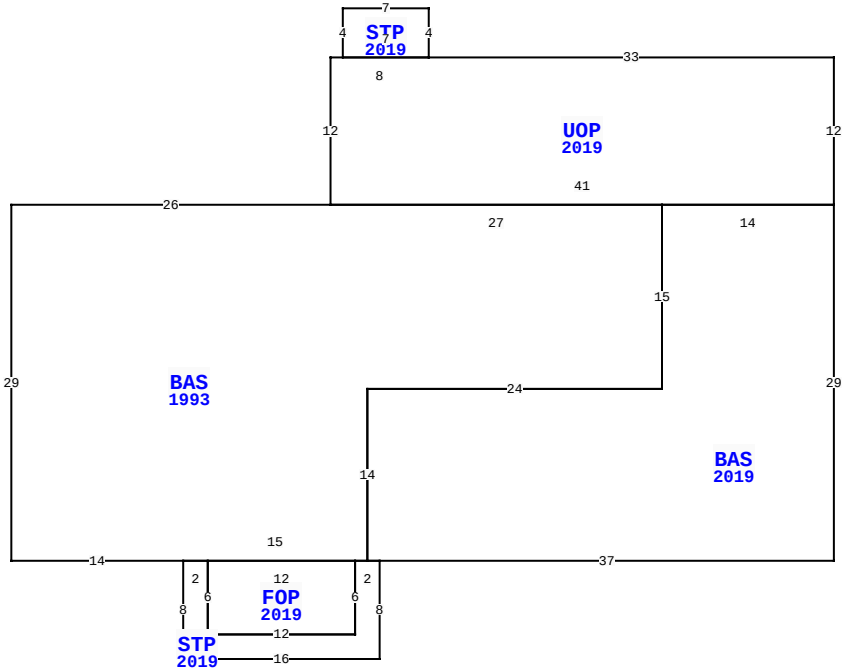
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	1,201	100	1,201	117,183
BAS	742	100	742	72,397
FOP	72	30	22	2,147
STP	28	10	3	293
STP	56	10	6	586
UOP	492	20	98	9,562
TOTALS	2,591		2,072	202,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,072	115.4000	109.63	227,153	1971	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1943 HX Base Yr 2019



2937 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		202,166
TOTAL MARKET OB/XF VALUE		86,065
TOTAL LAND VALUE - MARKET		225,420
TOTAL MARKET VALUE		513,651
SOH/AGL Deduction		290,901
ASSESSED VALUE		222,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,750
TOTAL JUST VALUE		513,651
NCON VALUE		82,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006222	861-700 855-970 8	89,000	05/12/2023
B1810530	DEMOLITION	107,000	10/18/2018
B23473	XFOB	4,571	04/01/2010
E22353	ELEC OTHER	0	01/01/2010
8568	REPAIR/RRF	657	01/04/1993
6536	REMODEL	2,200	06/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	9/17/2018	CN	Q	I	01	166,000
GRANTOR: HENNEN HANNAH E						
GRANTEE: MERROW SCOTT						
2100/1977	2/13/2017	FJ	U	I	11	100
GRANTOR: FOX HERSCHEL LEROY ES						
GRANTEE: HENNEN HANNAH E						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0861	POOL GUNIT	0	100	0	0	700.00	SF	85.00	85.00	100	2024	2023		100	59,500	
3	0855	CONC PAVER	0	100	0	0	970.00	SF	10.00	10.00	100	2024	2023		100	9,700	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2024	2023		100	9,600	
6	0470	VNYL GATE	0	100	0	0	6.00	UT	300.00	300.00	100	2024	2023		100	1,800	

BUILDING DIMENSIONS

UOP=[YR=2019] W33 STP=[YR=2019] N4 W7 S4 E7$ W8 S12
BAS=[YR=1993] W26 S29 E14 STP=[YR=2019] S8 E16 N8
BAS=[YR=2019] E37 N29 W14 S15 W24 S14 E1$ W2 FOP=[YR=2019]
W12 S6 E12 N6$ S6 W12 N6 W2$ E15 N14 E24 N15 W27$ E41 N12$.

LAND DESCRIPTION

TOTAL OB/XF 86,065

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	000100	C	SFR	100		RSF-	2140.00	180.00	0.58	AC		1.00	1.00	1.30	300,000.00	390,000.00	225,420							

REVIEW DATE 02/15/2024 BY TW Total Acres: 0.58 Total Land Value: 225,420 Market: 0 Agricultural: 0 Common: 225,420 PRINTED 08/06/2024 BY SYS