

BAILEY STEPHEN & SARAH
96500 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

VINYL 80
WD FR STUC 20
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 70
CLAY TILE 30
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4057.00

TOTALS

2,8752,721335,188

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,721106.0800132.60360,80520062008007.1092.90

1 SNGL FAM - 100% - 2024Heated Area: 2655HX Base Yr 2024

FOP 2006

BAS 2006

FUS 2006

EXTRA FEATURES

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000712.00SF5.205.20100200620063873,221

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE335,188

TOTAL MARKET OB/XF VALUE3,221

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE413,409

SOH/AGL Deduction0

ASSESSED VALUE413,409

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE363,409

TOTAL JUST VALUE413,409

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE398,400

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2614/08701/20/2023WDQI01428,500

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: BAILEY STEPHEN & SA

2567/13115/17/2022WDUI37360,100

GRANTOR: GONZALEZ ALBERTO & LE

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] N10 W15 S10 E15 \$ W15 W17 S34 E12 FOP=[YR=2006] N2 E1 N2 E17 S4 W18\$ N2 E1 N2 E17 S5 E20 N35 \$ PTR= E30 FUS=[YR=2006] E30 S32 W11 S3 W7 N1 W12 N34 \$ W30 \$.