SLY 95 FT OF LOTS 1 & 2
PT OR 966/500
& IN OR 2771/734

RUSS LISA V
85057 MINER RD
YULEE, FL 32097

2025

00-00-30-0290-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

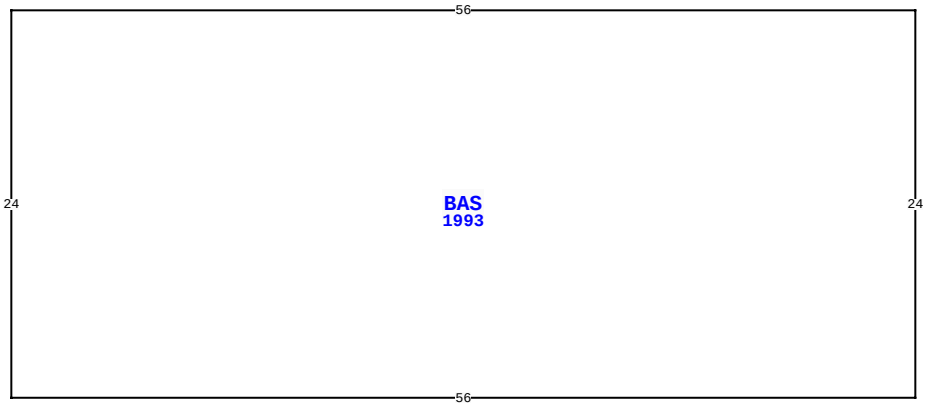
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	25,740
TOTALS	1,344			1,344	25,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	79.8000	63.84	85,801	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



2622 BAILEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	25,740
TOTAL MARKET OB/XF VALUE	8,376
TOTAL LAND VALUE - MARKET	111,720
TOTAL MARKET VALUE	145,836
SOH/AGL Deduction	32,561
ASSESSED VALUE	113,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,275
TOTAL JUST VALUE	145,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/734	2/03/2025	QC	U	I	11	100
GRANTOR: KINDT CHARLES A						
GRANTEE: RUSS LISA V						
0966/0500	1/11/2001	PR	Q	I	01	100
GRANTOR: CAMPBELL LISA P/R						
GRANTEE: CAMPBELL LISA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0511	GARAGE CB-	0	0	25	26	650.00	SF	40.00	40.00	100	1980	1980	3	30	7,800	
2	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	1983	1983	3	38	576	

LAND DESCRIPTION

TOTAL OB/XF 8,376

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	RES	0		CG	95.00	147.00	13,965.00	SF		1.00	1.00	1.00	8.00	8.00	111,720							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 111,720 Market: 0 Agricultural: 0 Common: 111,720 PRINTED 07/30/2025 BY SYS