LOT 10 & N 83.18FT OF LOT 9
HIGHWAY ESTATES PB 3/9

BENNETT THOMAS
424 ELM STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0290-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

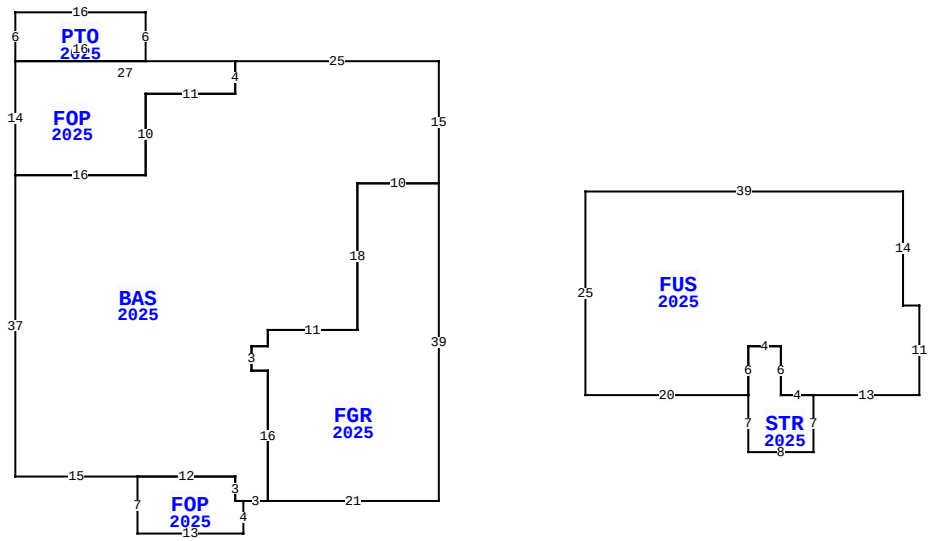
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,832	100	2025	1,832	328,075
FGR	627	55	2025	345	61,783
FOP	88	30	2025	26	4,656
FOP	268	30	2025	80	14,326
FUS	973	100	2025	973	174,245
PTO	96	5	2025	5	895
STR	80	10	2025	8	1,433
TOTALS	3,964			3,269	585,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,269	113.3440	179.08	585,413	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2805 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	585,413
TOTAL MARKET OB/XF VALUE	27,680
TOTAL LAND VALUE - MARKET	185,062
TOTAL MARKET VALUE	798,155
SOH/AGL Deduction	0
ASSESSED VALUE	798,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	798,155
TOTAL JUST VALUE	798,155
NCON VALUE	613,093
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	945,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014262	4660 BAILEY RD NE	545,156	12/31/2024
CO240014261	2646 BAILEY RD NE	460,101	12/31/2024
220010899			11/12/2024
CO240012429	REPLACEMENT SFR (	518,772	11/05/2024
220010521	3868T2733H708G427	515,156	01/26/2023
220010517	3270T2535H441G294	460,101	01/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1143	4/14/2025	WD	Q	I	01	965,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BENNETT THOMAS						
2612/1341	1/06/2023	WD	Q	V	05	1,140,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: NEW ATLANTIC BUILDE						

2644 BAILEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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	0855	CONC PAVER	1	0	0	0	2,268.00	SF	10.00	10.00	100	2025	2024		100	22,680	
2	0501	FP-AVERAGE	1	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,60] N37 E16 N10 E11 N4 E25 S15 W10 S18 W11 S2 W2 S3 E2 S16 W3 W1 N3 W12 W15 $
FGR=[YR=2025;ORIG=71,63] E21 N39 W10 S18 W11 S2 W2 S3 E2 S16 $
FOP=[YR=2025;ORIG=68,63] S4 W13 N7 E12 S3 E1 $
FOP=[YR=2025;ORIG=40,23] E16 N10 E11 N4 W27 S14 $
PTO=[YR=2025;ORIG=40,9] E16 N6 W16 S6 $
FUS=[YR=2025;ORIG=110,50] N25 E39 S14 E2 S11 W13 W4 N6 W4 S6 W20 $
STR=[YR=2025;ORIG=130,44] S6 S7 E8 N7 W4 N6 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,680

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		RSF-2	0.00	0.00	0.47	AC		1.00	1.00	1.25	315,000.00	393,750.00	185,062							

REVIEW DATE 12/16/2024 BY HS Total Acres: 0.47 Total Land Value: 185,062 Market: 0 Agricultural: 0 Common: 185,062 PRINTED 07/30/2025 BY SYS