LOT 12 & N'LY 83.18FT OF
S'LY 166.38 FT LOT 9
HIGHWAY ESTATES PB 3/9

BARRETO PATRICIA/SPINDOLA RAUL
2648 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0290-0012-0000

BUILDING CHARACTERISTICS

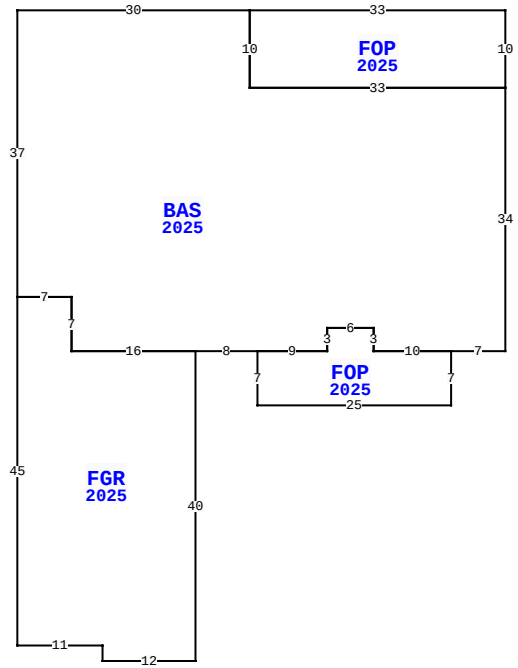
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,375	100	2025	2,375	423,035
FGR	947	55	2025	521	92,801
FOP	193	30	2025	58	10,331
FOP	330	30	2025	99	17,634
TOTALS	3,845			3,053	543,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,053	112.7368	178.12	543,800	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2375 HX Base Yr 2025



2648 BAILEY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		543,800
TOTAL MARKET OB/XF VALUE		49,940
TOTAL LAND VALUE - MARKET		248,062
TOTAL MARKET VALUE		841,802
SOH/AGL Deduction		196,340
ASSESSED VALUE		645,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		594,740
TOTAL JUST VALUE		841,802
NCON VALUE		593,740
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012648	REPLACEMENT NEW S	476,342	11/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/154	11/21/2024	WD	Q	I	02	969,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BARRETO PATRICIA						
2612/1341	1/06/2023	WD	Q	V	05	1,140,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E30 S10 E33 S34 W7 W10 N3 W6 S3 W9 W8 W16 N7 W7 N37 $
FGR=[YR=2025;ORIG=10,47] E7 S7 E16 S40 W12 N2 W11 N45 $
FOP=[YR=2025;ORIG=50,54] N3 E6 S3 E10 S7 W25 N7 E9 $
FOP=[YR=2025;ORIG=40,10] E33 S10 W33 N10 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2025	2024		100	9,600	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0855	CONC PAVER	0	100	0	0	3,504.00	SF	10.00	10.00	100	2025	2024		100	35,040	

LAND DESCRIPTION

TOTAL OB/XF 49,940

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	100		RSF-2	0.00	0.00	0.63	AC		1.00	1.00	1.25	315,000.00	393,750.00	248,062							

REVIEW DATE 12/17/2024 BY HS Total Acres: 0.63 Total Land Value: 248,062 Market: 0 Agricultural: 0 Common: 248,062 PRINTED 07/30/2025 BY SYS