5-2N-28 LOT 55 (EX S-1 & S-2)
(EX R/W IN OR 80 PG 116)
IN OR 737/1189

DAVIS STELLA M
3021 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

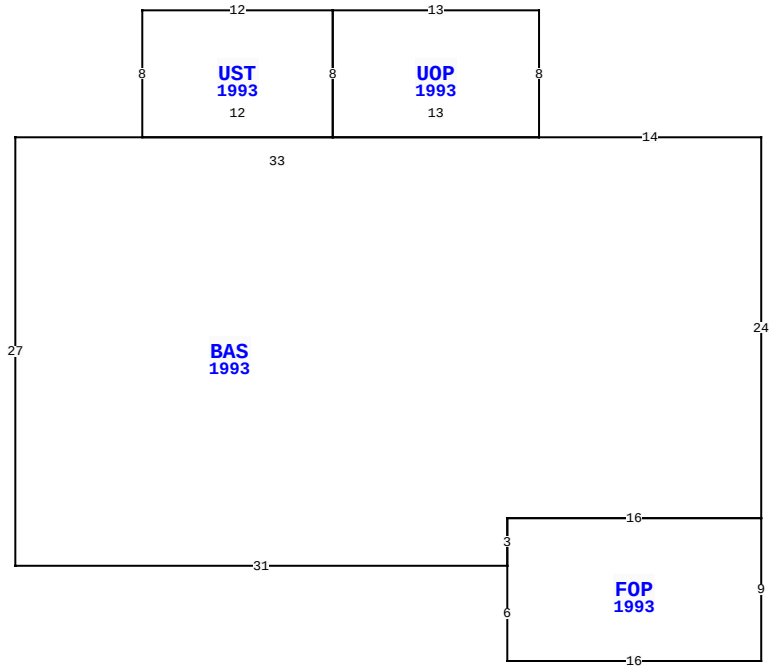
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1993	1,221	88,069
FOP	144	30	1993	43	3,102
UOP	104	20	1993	21	1,514
UST	96	45	1993	43	3,102
TOTALS	1,565			1,328	95,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	100.8800	100.88	133,969	1955	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1221 HX Base Yr 1996



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

3021 BAILEY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		95,788
TOTAL MARKET OB/XF VALUE		11,588
TOTAL LAND VALUE - MARKET		685,440
TOTAL MARKET VALUE		792,816
SOH/AGL Deduction		695,410
ASSESSED VALUE		97,406
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		41,684
TOTAL JUST VALUE		792,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		756,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0737/1189	8/25/1995	WD	Q	I	01	100

GRANTOR: DAVIS VIRGIL C

GRANTEE: DAVIS VIRGIL C & ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N8 W13 UST=[YR=1993] W12 S8 E12 N8 $ S8 E13 $ W33 S27 E31 FOP=[YR=1993] S6 E16 N9 W16 S3 $ N3 E16 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	0510	GARAGE WD-	0	100	22	10	220.00	SF	35.00	35.00	100	1955	1955	3	20	1,540	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1955	1955	3	20	3,360	
3	0811	CONCRETE B	0	100	28	30	840.00	SF	5.20	5.20	100	1955	1955	3	20	874	
4	0680	POLE SHED	0	100	36	32	1,152.00	SF	10.00	10.00	100	1985	1985	3	20	2,304	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	24.15	24.15	100	1990	1990	3	20	1,932	
6	0810	CONCRETE A	0	100	0	0	146.00	SF	6.50	6.50	100	1990	1990	3	57	541	
7	0810	CONCRETE A	0	100	20	14	280.00	SF	6.50	6.50	100	1990	1990	3	57	1,037	

LAND DESCRIPTION

TOTAL OB/XF 11,588

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	2.56	AC		1.00	1.00	0.85	315,000.00	267,750.00	685,440							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 2.56 Total Land Value: 685,440 Market: 0 Agricultural: 0 Common: 685,440 PRINTED 07/30/2025 BY SYS