PT OF LOT 58 IN OR 2368/1971
OCEAN BREEZE FARMS PBK 2/19

SABO TODD & SHARON
2931 BAILEY RD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-044B-0058-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

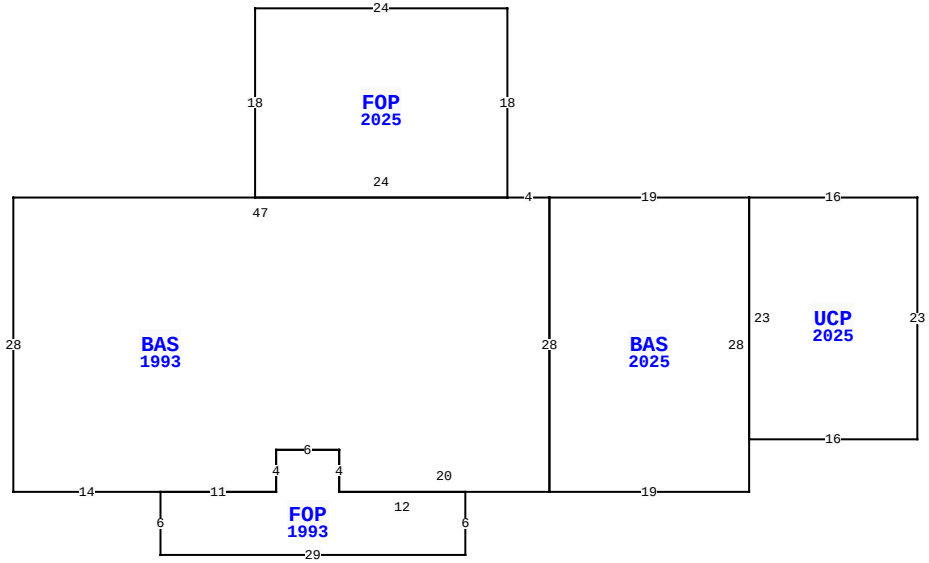
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2021.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | 1993 | 1,404 | 158,962 |
| BAS | 532 | 100 | 2025 | 532 | 60,233 |
| FOP | 198 | 30 | 1993 | 59 | 6,680 |
| FOP | 432 | 30 | 2025 | 130 | 14,718 |
| UCP | 368 | 20 | 2025 | 74 | 8,378 |
| TOTALS | 2,934 | | | 2,199 | 248,972 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,199 | 103.3410 | 136.41 | 299,966 | 1986 | 1990 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1936 HX Base Yr 2022




2931 BAILEY RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 248,972 |
| TOTAL MARKET OB/XF VALUE | | 59,085 |
| TOTAL LAND VALUE - MARKET | | 315,000 |
| TOTAL MARKET VALUE | | 623,057 |
| SOH/AGL Deduction | | 185,689 |
| ASSESSED VALUE | | 437,368 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 386,646 |
| TOTAL JUST VALUE | | 623,057 |
| NCON VALUE | | 40,616 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 566,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240002106 | CPT/UOP REV | 25,166 | 02/22/2024 |
| 230008050 | FGR=BAS2023 | 88,432 | 06/22/2023 |
| 20212611 | GARAGE | 0 | 04/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2368/1971 | 6/17/2020 | WD | Q | I | 01 | 299,000 |
| GRANTOR: ROWE HOMER R | | | | | | |
| GRANTEE: SABO TODD & SHARON | | | | | | |
| 0487/1282 | 4/21/1986 | WD | Q | I | 01 | 100 |
| GRANTOR: ROWE HOMER & NORA B ( | | | | | | |
| GRANTEE: ROWE HOMER R & TERE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-19,0] W4 W47 S28 E14 E11 N4 E6 S4 E20 N28 $
BAS=[YR=2025;ORIG=0,0] W19 S28 E19 N28 $
FOP=[YR=1993;ORIG=-56,28] S6 E29 N6 W12 N4 W6 S4 W11 $
UCP=[YR=2025;ORIG=0,0] E16 S23 W16 N23 $
FOP=[YR=2025;ORIG=-23,0] W24 N18 E24 S18 $
.

## 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 | 35 | 30 | 1,050.00 | SF | 35.00 | 35.00 | 100 | 2021 | 2021 | 3 | 93 | 34,178 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 25 | 20 | 500.00 | SF | 35.00 | 35.00 | 100 | 2021 | 2021 | 3 | 93 | 16,275 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 10 | 30 | 300.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 90 | 2,700 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 568.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 2,924 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 58 | 2,030 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 20 | 16 | 320.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 47 | 978 | |

## LAND DESCRIPTION

TOTAL OB/XF 59,085

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 315,000.00 | 315,000.00 | 315,000 | | | | | | | |

REVIEW DATE 12/16/2024 BY HS Total Acres: 1.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS