

LOTS 1 & 2
(EX R/W IN OR 78/517)
PINE DALE SUB PBK 3/53

MERROW SCOTT
2937 BAILEY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0500-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	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
BAS	1,201	100
BAS	742	100
FOP	72	30
STP	28	10
STP	56	10
UOP	492	20
TOTALS	2,591	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,072	115.4000	115.40	239,109	1971	2000	0	0	0 11.50	88.50
1 SINGLE FAM - 100% - 2019				Heated Area: 1943				HX Base Yr 2019			
The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year in blue text. The areas and their dimensions are as follows: STP 2019 (top center): A small rectangular area with dimensions 7 (width) and 4 (height). UOP 2019 (top right): A rectangular area with dimensions 33 (width) and 12 (height). BAS 1993 (left side): A large rectangular area with dimensions 26 (width) and 29 (height). BAS 2019 (right side): A rectangular area with dimensions 14 (width) and 29 (height). FOP 2019 (bottom center): A rectangular area with dimensions 12 (width) and 6 (height). STP 2019 (bottom left): A rectangular area with dimensions 12 (width) and 6 (height). Other dimensions and line segments are labeled throughout the plan, including 8, 12, 27, 15, 14, 24, 37, 16, 8, 6, 2, 9, 12, 16, 12, 14, 26, 27, 15, 14, 29, 12, 33, 8, 4, 7, 4, 12, 14, 29, 15, 37, 14, 2, 6, 12, 16, 8, 6, 2, 9, 12, 16, 1											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0861	POOL GUNIT	0	100	0	0	700.00	SF	85.00	85.00	100
3	0855	CONC PAVER	0	100	0	0	970.00	SF	10.00	10.00	100
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
5	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100
6	0470	VNYL GATE	0	100	0	0	6.00	UT	300.00	300.00	100
TOTAL OB/XF 84,666											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2140.00	180.00	0.58	AC	1.00
Total Acres: 0.58											
Total Land Value: 236,691											
Market: 0											
Agricultural: 0											
Common: 236,691											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		TYPE	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8					Tax Dist:								
BUILDING MARKET VALUE					211,611								
TOTAL MARKET OB/XF VALUE					84,666								
TOTAL LAND VALUE - MARKET					236,691								
TOTAL MARKET VALUE					532,968								
SOH/AGL Deduction					303,758								
ASSESSED VALUE					229,210								
TOTAL EXEMPTION VALUE					HX HB		50,722						
BASE TAXABLE VALUE					178,488								
TOTAL JUST VALUE					532,968								
NCON VALUE					0								
INCOME VALUE													
PREVIOUS YEAR MKT VALUE					513,651								