

BENNETT THOMAS
2644 BAILEY RD
FERNANDINA BEACH, FL 32034

2026

ELEMENT

CD

BUILDING CHARACTERISTICS

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

3,269

118.4960

196.70

643,012

2024

2024

0

0

0

0.00

100.00

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

06

0100

2021.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,832

100

2025

1,832

360,354

FGR

627

55

2025

345

67,862

FOP

88

30

2025

26

5,114

FOP

268

30

2025

80

15,736

FUS

973

100

2025

973

191,389

PTO

96

5

2025

5

984

STR

80

10

2025

8

1,574

EXTRA FEATURES

L N

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

2

0501

FP-AVERAGE

1100

0

0

1.00

UT

5,000.00

5,000.00

100

2025

2024

100

5,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0.47

AC

1.00

1.00

1.00

400,000.00

400,000.00

188,000

REVIEW DATE

BY

HS

Total Acres:

0.47

Total Land Value:

188,000

Market:

0

Agricultural:

0

Common:

188,000

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MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

643,012

2024

2024

0

0

0

0.00

100.00

HEATED AREA: 2805

HX Base Yr 2026

PTO 2025

FOP 2025

BAS 2025

FGR 2025

FOP 2025

FUS 2025

STR 2025

VALUATION BY

Tax Group: 8

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

Tax Dist:

643,012

5,000

188,000

836,012

16,496

819,516

HX HB

51,411

768,105

836,012

0

798,155

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C0240014262

4660 BAILEY RD NE

545,156

12/31/2024

C0240014261

2646 BAILEY RD NE

460,101

12/31/2024

220010899

11/12/2024

C0240012429

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

QUANTITY

VOLUME

RSN CD

SALE PRICE

2782/1143

4/14/2025

WD Q

1

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

BUILDING NOTES

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 \$.

TOTAL OB/XF

5,000