LOT 13 & S'LY 83.18 FT OF LOT 9
HIGHWAY ESTATES PB 3/9

TERRICK MARK THOMAS/SIU KAREN
2660 BAILEY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0290-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

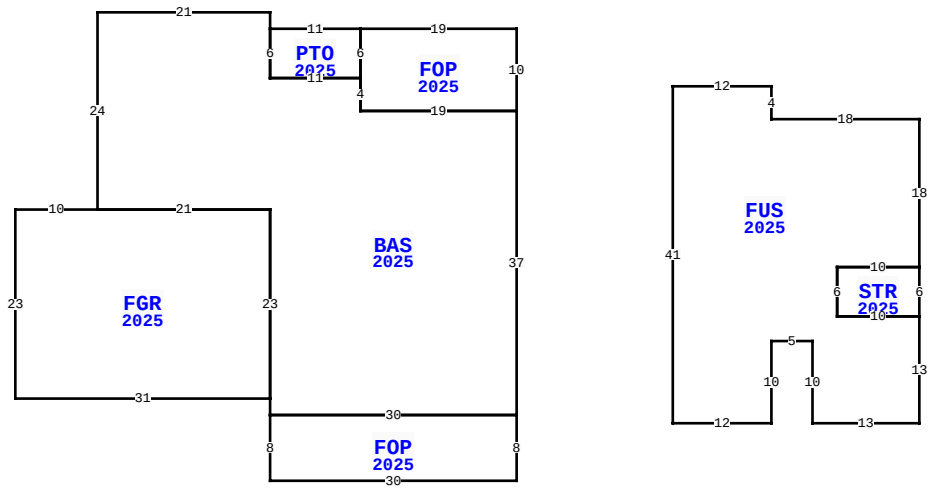
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	06	Quality Level 06
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	1,658	100	2025	1,658	324,388
FGR	713	55	2025	392	76,695
FOP	190	30	2025	57	11,152
FOP	240	30	2025	72	14,087
FUS	1,048	100	2025	1,048	205,041
PTO	66	5	2025	3	587
STR	60	10	2025	6	1,174
TOTALS	3,975			3,236	633,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,236	117.8612	195.65	633,123	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 2706 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/21/2026 MLU
AG DATE	

2660 BAILEY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	633,123
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	188,000
TOTAL MARKET VALUE	826,123
SOH/AGL Deduction	0
ASSESSED VALUE	826,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	826,123
TOTAL JUST VALUE	826,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	791,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/689	3/10/2026	QC	U	I	11	100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TERRICK MARK THOMAS						
2840/656	12/29/2025	WD	Q	I	01	965,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: TERRICK MARK THOMAS						

BUILDING NOTES

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
2	0501	FP-AVERAGE	1	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S24 E21 S23 S2 E30 N37 W19 N4 W11 N6 N2 W21 $
FGR=[YR=2025;ORIG=61,34] W21 W10 S23 E31 N23 $
FOP=[YR=2025;ORIG=61,59] S8 E30 N8 W30 $
FOP=[YR=2025;ORIG=91,22] N10 W19 S6 S4 E19 $
PTO=[YR=2025;ORIG=61,12] E11 S6 W11 N6 $
FUS=[YR=2025;ORIG=110,60] N41 E12 S4 E18 S18 W10 S6 E10 S13 W13 N10 W5 S10 W12 $
STR=[YR=2025;ORIG=130,41] E10 S6 W10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		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 12/16/2024 BY HS Total Acres: 0.47 Total Land Value: 188,000 Market: 0 Agricultural: 0 Common: 188,000 PRINTED 07/09/2026 BY SYS