

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 EST
3021 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2026

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



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

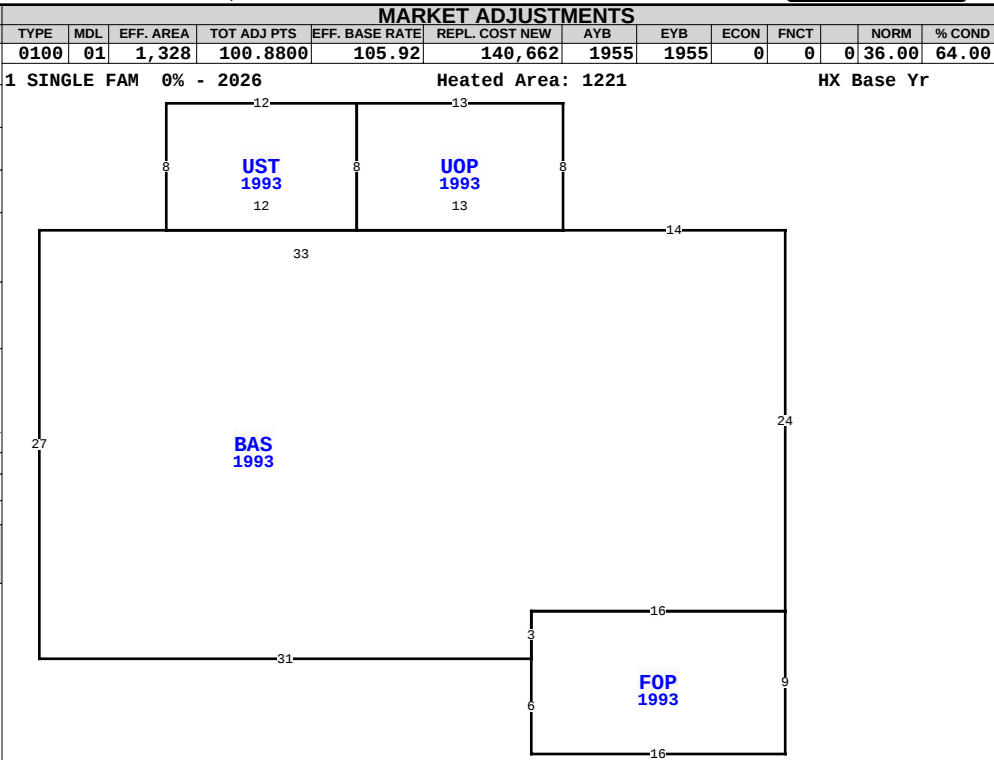
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1993	1,221	82,770
FOP	144	30	1993	43	2,915
UOP	104	20	1993	21	1,423
UST	96	45	1993	43	2,915

TOTALS	1,565			1,328	90,024
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	0	22	10			35.00
2	0510	GARAGE WD-	0	0	24	20			35.00
4	0680	POLE SHED	0	0	36	32			10.00
5	0510	GARAGE WD-	0	0	20	20			24.15

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	2.56



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

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
1	0510	GARAGE WD-	0	0	22	10			35.00	100	1955	1955	3	20	1,540	
2	0510	GARAGE WD-	0	0	24	20			35.00	100	1955	1955	3	20	3,360	
4	0680	POLE SHED	0	0	36	32			10.00	100	1985	1985	3	20	2,304	
5	0510	GARAGE WD-	0	0	20	20			24.15	100	1990	1990	3	20	1,932	

TOTAL OB/XF										9,136						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		RSF-2	0.00	0.00	2.56	AC		1.00	1.00	1.00	400,000.00	400,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		90,024	
TOTAL MARKET OB/XF VALUE		9,136	
TOTAL LAND VALUE - MARKET		1,024,000	
TOTAL MARKET VALUE		1,123,160	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,123,160	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,123,160	
TOTAL JUST VALUE		1,123,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		792,816	

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 \$.									