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

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

2026

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

NASSAU COUNTY PROPERTY

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

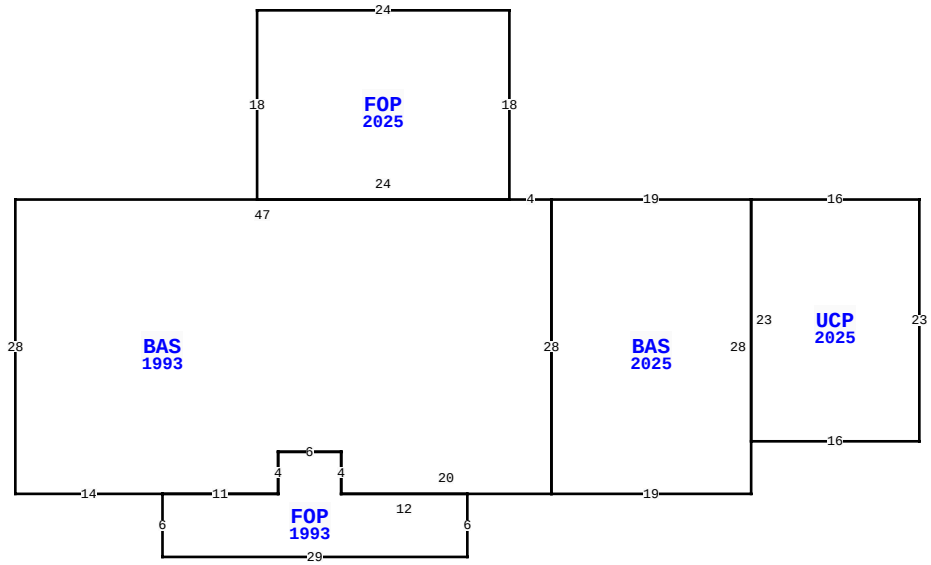
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	166,379
BAS	532	100	2025	532	63,043
FOP	198	30	1993	59	6,992
FOP	432	30	2025	130	15,405
UCP	368	20	2025	74	8,769
TOTALS	2,934			2,199	260,588

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	143.64	315,864	1986	1990	0	0	0	17.50	82.50

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	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		260,588
TOTAL MARKET OB/XF VALUE		53,365
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		713,953
SOH/AGL Deduction		264,776
ASSESSED VALUE		449,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		397,766
TOTAL JUST VALUE		713,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,057

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 $
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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	90	33,075	
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2021	2021	3	90	15,750	
3	0351	CARPORT MT	0	100	10	30	300.00	SF	10.00	10.00	100	2021	2021	3	86	2,580	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 53,365

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	400,000.00	400,000.00	400,000							

REVIEW DATE 12/16/2024 BY HS Total Acres: 1.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS