BLK 6 LOTS 3,4 & 6
OLD TOWN S/D UNR

BAILEY MARK L & JENNIFER DRECHSEL
809 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

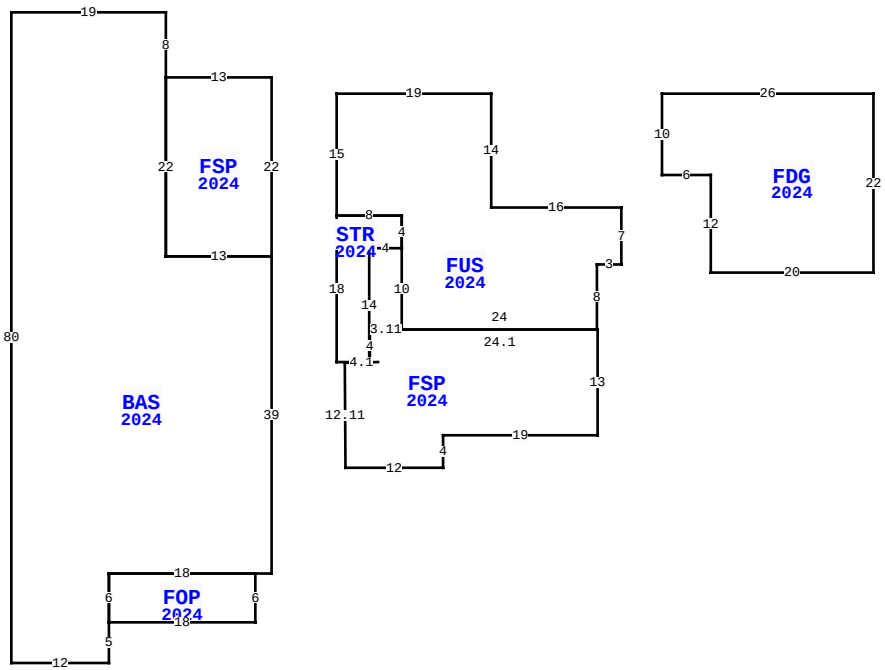
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2024	1,950	396,892
FDG	500	60	2024	300	61,060
FOP	108	30	2024	32	6,513
FSP	286	40	2024	114	23,203
FSP	413	40	2024	165	33,583
FUS	655	100	2024	655	133,314
STR	88	10	2024	9	1,832
TOTALS	4,000			3,225	656,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,225	123.8504	205.59	663,028	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2605 HX Base Yr 2024



809 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		656,398
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		466,000
TOTAL MARKET VALUE		1,124,378
SOH/AGL Deduction		748
ASSESSED VALUE		1,123,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,072,219
TOTAL JUST VALUE		1,124,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,137,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211844	CO		06/26/2023
20211844	NEW CONSTR	0	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/0561	2/24/2020	WD	Q	V	01	275,000
GRANTOR: BARKLEY JOE & JOHN IK						
GRANTEE: BAILEY MARK L & JEN						
1339/1089	8/05/2005	WD	U	V	07	100
GRANTOR: BARKLEY JOE						
GRANTEE: BARKLEY JOEL ETAL						

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E19 S8 S22 E13 S39 W2 W18 S6 S5 W12 N80 $
FOP=[YR=2024;ORIG=22,79] E18 S6 W18 N6 $
FSP=[YR=2024;ORIG=29,40] E13 N22 W13 S22 $
FUS=[YR=2024;ORIG=50,20] E19 S14 E16 S7 W3 S8 W24 N10 N4 W8 N15 $
STR=[YR=2024;ORIG=58,35] W8 S18 E4 N14 E4 N4 $
FSP=[YR=2024;ORIG=54.1,53] N4 E3.11 E24.1 S13 W19 S4 W12 U12.11L0.1 U0.1R4.1 $
FDG=[YR=2024;ORIG=90,20] E26 S22 W20 N12 W6 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 1,980

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	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.00	5,000.00	5,000.00	466,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 466,000 Market: 0 Agricultural: 0 Common: 466,000 PRINTED 07/09/2026 BY SYS