

LOT 1
CONCOURSE CROSSING PHASE 1
OR 2554/1692

CENTURY COMMUNITIES OF FLORIDA
3091 GOVERNORS LAKE DR STE 200
NORCROSS, GA 30071

2023

29-2N-28-0330-0001-0000



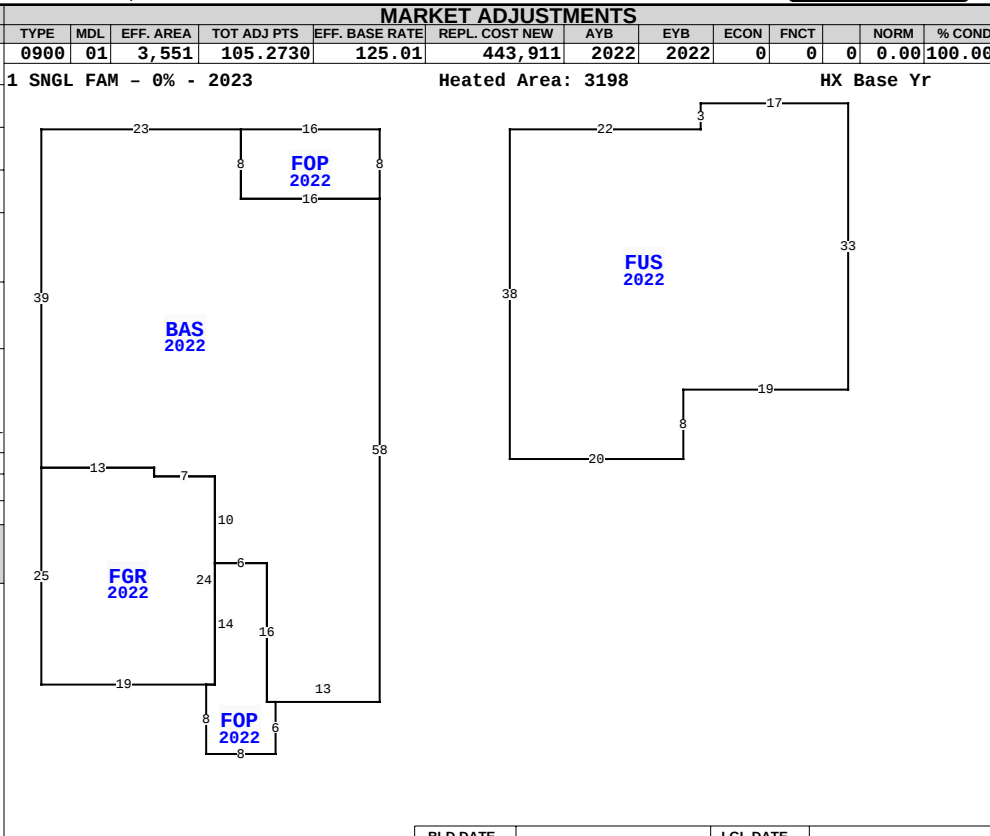
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	1,817	227,143
FGR	493	55	271	33,878
FOP	128	30	38	4,750
FOP	146	30	44	5,500
FUS	1,381	100	1,381	172,639
TOTALS	3,965		3,551	443,911

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EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0811	CONCRETE B	0	0	0	0		
2	0810	CONCRETE A	0	0	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



95214 KATHERINE ST, FERNANDINA BEACH										BLD DATE		LGL DATE	05/15/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										443,911				
TOTAL MARKET OB/XF VALUE										4,097				
TOTAL LAND VALUE - MARKET										60,000				
TOTAL MARKET VALUE										508,008				
SOH/AGL Deduction										0				
ASSESSED VALUE										508,008				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										508,008				
TOTAL JUST VALUE										508,008				
NCON VALUE										448,008				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										25,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009484	NEW CONSTR	505,388	06/21/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2022] W16 BAS=[YR=2022] W23 S39 FGR=[YR=2022] S25 E19
FOP=[YR=2022] S8 E8 N6 W1 N16 W6 S14 W1\$ E1 N24 W7 N1 W13\$
E13 S1 E7 S10 E6 S16 E13 N58 W16 N8\$ S8 E16 N8\$ PTR=E15
FUS=[YR=2022] E22 N3 E17 S33 W19 S8 W20 N38\$ W15\$.