LOT 2
CONCOURSE CROSSING PHASE 1
OR 2554/1692

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

2023

29-2N-28-0330-0002-0000

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/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

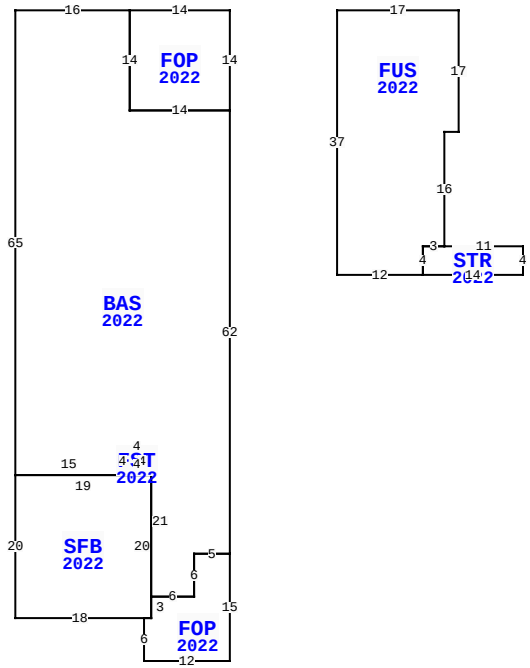
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	242,977
FOP	135	30	40	5,129
FOP	196	30	59	7,565
FST	16	55	9	1,154
FUS	577	100	577	73,983
SFB	380	80	304	38,979
STR	56	10	6	769
TOTALS	3,255		2,890	370,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,890	107.9778	128.22	370,556	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2776 HX Base Yr



95222 KATHERINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	370,556
TOTAL MARKET OB/XF VALUE	4,014
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	434,570
SOH/AGL Deduction	0
ASSESSED VALUE	434,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,570
TOTAL JUST VALUE	434,570
NCON VALUE	374,570
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009490	NEW CONSTR	395,040	06/21/2022

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W14 BAS=[YR=2022] W16 S65 SFB=[YR=2022] S20 E18 FOP=[YR=2022] S6 E12 N15 W5 S6 W6 S3 W1$ E1 N20 FST=[YR=2022] N4W4S4E4$ W19$ E15 N4 E4 S21 E6 N6 E5 N62 W14 N14$ S14 E14 N14$ PTR=E15 FUS=[YR=2022] E17 S17 W2 S16 STR=[YR=2022] E11 S4 W14 N4 E3$ W3 S4 W12 N37$ W15$.

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	0811	CONCRETE B	0	0	0	0	678.00	SF	5.20	5.20	100	2022	2022	3	100	3,526	
2	0810	CONCRETE A	0	0	0	0	75.00	SF	6.50	6.50	100	2022	2022	3	100	488	

LAND DESCRIPTION

TOTAL OB/XF 4,014

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS