

LOT 18  
CONCOURSE CROSSING PHASE 1  
OR 2554/1692

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

**2023**

29-2N-28-0330-0018-0000  
VALUATION SUMMARY

**BUILDING CHARACTERISTICS**  
ELEMENT CD CONSTRUCTION

**MARKET ADJUSTMENTS**

**NASSAU COUNTY PROPERTY** PAGE 1 of 1

DOR CODE	0000	VACANT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4095.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
TOT ADJ AREA	SUBAREA MARKET VALUE	
TOTALS		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
95390 KATHERINE ST, FERNANDINA BEACH											

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004842	2511 HTD	454,487	04/14/2023

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

**BUILDING NOTES**

BUILDING DIMENSIONS														
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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
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95390 KATHERINE ST, FERNANDINA BEACH										BLD DATE	LGL DATE	05/15/2023	MLU	
										XF DATE	LAND DATE			
										INC DATE	AG DATE			
<b>TOTAL OB/XF</b> 0														

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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