

LOT 36
CONCOURSE CROSSING PHASE 1
OR 2554/1692

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

2023

29-2N-28-0330-0036-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
																	VALUATION SUMMARY												
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												
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																	95075 GINA ST, FERNANDINA BEACH												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
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	05/15/2023 MLU													
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
REVIEW DATE 05/15/2023 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													