

TRACT 12  
PARK  
CONCOURSE CROSSING PHASE 1

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

2023

29-2N-28-0330-TR12-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
														Tax Group: 4		Tax Dist:													
														BUILDING MARKET VALUE															
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
DOR CODE										0005 COMMON S/D LANDS																			
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4095.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										KATHERINE ST, FERNANDINA BEACH																			
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													
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	000005	C	COMMON S/D L	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE										05/06/2022										BY DC									
Total Acres:										0.00										Total Land Value: 100									
Market:										0										Agricultural: 0									
Common:										100										PRINTED 08/02/2023 BY SYS									

VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4			
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			100
SOH/AGL Deduction			0
ASSESSED VALUE			100
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100
TOTAL JUST VALUE			100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100

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

BUILDING NOTES

BUILDING DIMENSIONS