

LOT 1
CONCOURSE CROSSING PHASE 1
OR 2554/1692

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

2024

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	01	Quality Level 01
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	204,939
FGR	493	55	271	30,566
FOP	128	30	38	4,286
FOP	146	30	44	4,963
FUS	1,381	100	1,381	155,763
TOTALS	3,965		3,551	400,517

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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,551	90.2340	112.79	400,517	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2023													
Heated Area: 3198													
HX Base Yr													
95214 KATHERINE ST, FERNANDINA BEACH													
BLD DATE: 05/15/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,517	
TOTAL MARKET OB/XF VALUE		4,097	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		464,614	
SOH/AGL Deduction		0	
ASSESSED VALUE		464,614	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		464,614	
TOTAL JUST VALUE		464,614	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		508,008	

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\$.