

LOT 2
CONCOURSE CROSSING PHASE 1
OR 2554/1692

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	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	1,895	100	1,895	219,233
FOP	135	30	40	4,628
FOP	196	30	59	6,826
FST	16	55	9	1,041
FUS	577	100	577	66,753
SFB	380	80	304	35,170
STR	56	10	6	694
TOTALS	3,255		2,890	334,344

TOTALS		17,236	2,536	334,344			
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	2,890	92.5524	115.69	334,344	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: 05/15/2023 MLU													
XF DATE: 05/15/2023													
INC DATE: 05/15/2023													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	334,344		
TOTAL MARKET OB/XF VALUE	4,014		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	398,358		
SOH/AGL Deduction	0		
ASSESSED VALUE	398,358		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	398,358		
TOTAL JUST VALUE	398,358		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	434,570		

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													
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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\$.													