LOT 13
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ALFANO MICHAEL A & ASAKO KAWAKAMI
95318 KATHERINE ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0013-0000

NASSAU COUNTY PROPERTY

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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	01	Quality Level 01

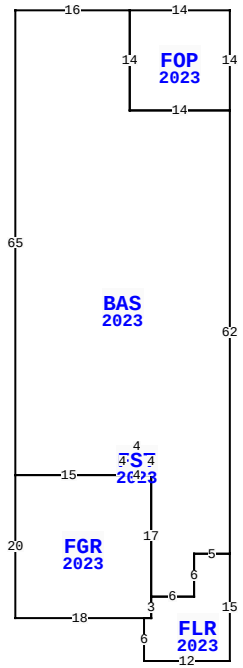
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	227,722
FGR	380	55	209	25,116
FLR	135	0	0	0
FOP	196	30	59	7,090
FST	16	55	9	1,082
TOTALS	2,622		2,172	261,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	96.1380	120.17	261,009	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 1895 HX Base Yr 2024



95318 KATHERINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,009
TOTAL MARKET OB/XF VALUE		3,858
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,867
SOH/AGL Deduction		0
ASSESSED VALUE		324,867
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		269,867
TOTAL JUST VALUE		324,867
NCON VALUE		264,867
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009518	NEW CONSTR	307,837	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0210	3/28/2023	WD	Q	I	01	405,600

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: ALFANO MICHAEL ANTH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W14 N14 W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 $
FOP=[YR=2023;ORIG=80,6] W14 S14 E14 N14 $
FGR=[YR=2023;ORIG=50,71] E15 E4 S17 S3 W1 W18 N20 $
FST=[YR=2023;ORIG=65,67] E4 S4 W4 N4 $
FLR=[YR=2023;ORIG=80,82] W5 S6 W6 S3 W1 S6 E12 N15 $
.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2023	2023		100	3,370	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2023	2023		100	488	

LAND DESCRIPTION

TOTAL OB/XF 3,858

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS