

LOT 26
CONCOURSE CROSSING PHASE 1
OR 2554/1692

TEAGUE ANTHONY MATTHEW
95391 KATY ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0026-0000



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 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
Stories	1.	1. 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
FOP	135	30	40	4,807
FOP	196	30	59	7,090
FST	16	55	9	1,082
TOTALS	2,622		2,212	265,816

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
1	0811	CONCRETE B	0	0	0	0	606.00	SF	5.20	5.20	100	2023	2023		100	3,151	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2023	2023		100	468	

LAND DESCRIPTION			TOTAL OB/XF 3,619														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,212	96.1380	120.17	265,816	2023	2023	0	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024												
Heated Area: 1895												
HX Base Yr												

95391 KATY ST, FERNANDINA BEACH												BLD DATE		LGL DATE		05/15/2023	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,816	
TOTAL MARKET OB/XF VALUE		3,619	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		329,435	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,435	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		329,435	
TOTAL JUST VALUE		329,435	
NCON VALUE		3,619	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010401	NEW CONSTR	307,837	07/07/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2629/0967	3/31/2023	WD	Q	I	01
SALE PRICE 390,000					
GRANTOR: CENTURY COMMUNITIES 0					
GRANTEE: TEAGUE ANTHONY MATT					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=80,10] W14 N14 W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 \$																	
FOP=[YR=2023;ORIG=80,-4] W14 S14 E14 N14 \$																	
FST=[YR=2023;ORIG=65,61] N4 E4 S4 W4 \$																	
FGR=[YR=2023;ORIG=50,61] E15 E4 S17 S3 W1 W18 N20 \$																	
FOP=[YR=2023;ORIG=80,72] W5 S6 W6 S3 W1 S6 E12 N15 \$																	