LOT 28
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MOLUSKY MARY
95375 KATY ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0028-0000

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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	01	Quality Level 01

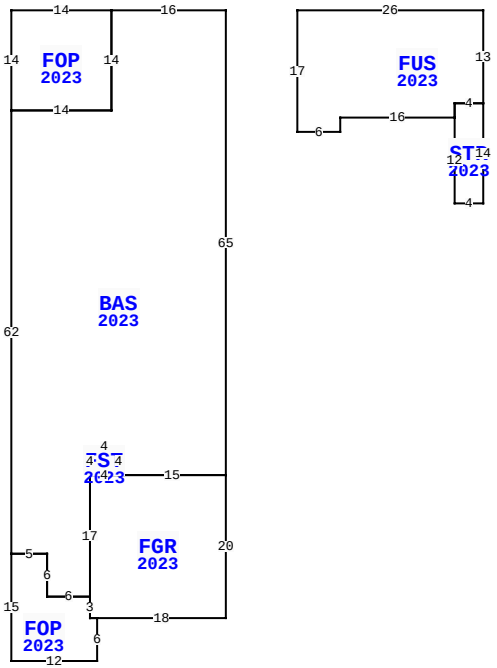
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	223,079
FGR	380	55	209	24,603
FOP	135	30	40	4,709
FOP	196	30	59	6,945
FST	16	55	9	1,059
FUS	394	100	394	46,382
STR	56	10	6	706
TOTALS	3,072		2,612	307,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	94.1760	117.72	307,485	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2289 HX Base Yr 2024



95375 KATY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,485
TOTAL MARKET OB/XF VALUE		4,086
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		371,571
SOH/AGL Deduction		0
ASSESSED VALUE		371,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		321,571
TOTAL JUST VALUE		371,571
NCON VALUE		4,086
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010403	NEW CONSTR	367,129	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/630	11/17/2023	WD	Q	I	01	409,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: MOLUSKY MARY

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=80,10] E26 S13 W4 S2 W16 S2 W6 N17 $
FGR=[YR=2023;ORIG=70,75] W15 W4 S17 S3 E1 E18 N20 $
FOP=[YR=2023;ORIG=40,10] E14 S14 W14 N14 $
STR=[YR=2023;ORIG=102,23] E4 S14 W4 N12 N2 $
FST=[YR=2023;ORIG=51,71] E4 S4 W4 N4 $
BAS=[YR=2023;ORIG=70,10] W16 S14 W14 S62 E5 S6 E6 N17 N4 E4 S4 E15 N65 $
FOP=[YR=2023;ORIG=40,86] E5 S6 E6 S3 E1 S6 W12 N15 $
.

EXTRA FEATURES

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	100	0	0	692.00	SF	5.20	5.20	100	2023	2023		100	3,598	
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 4,086

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS