LOT 31
CONCOURSE CROSSING PHASE 1
OR 2554/1692

KOFF JAMES R/HARRELL CAROLYN G
95351 KATY ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0031-0000

BUILDING CHARACTERISTICS

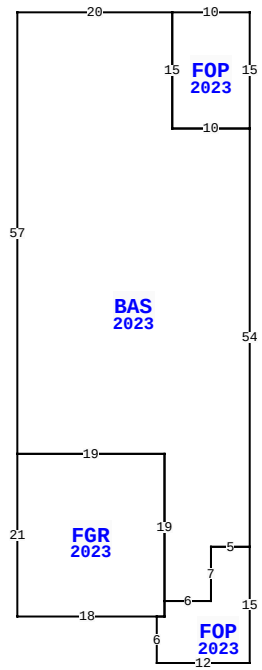
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,734	100	1,734	210,300
FGR	399	55	219	26,560
FOP	129	30	39	4,730
FOP	150	30	45	5,458
TOTALS	2,412		2,037	247,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,037	97.0200	121.28	247,047	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1734 HX Base Yr



95351 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		247,047
TOTAL MARKET OB/XF VALUE		8,267
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		315,314
SOH/AGL Deduction		0
ASSESSED VALUE		315,314
TOTAL EXEMPTION VALUE	13	315,314
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		315,314
NCON VALUE		8,267
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001728	CO ISSUED	0	02/08/2023
22010017	NEW CONSTR	281,613	06/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1924	2/08/2023	WD	Q	I	01	388,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: KOFF JAMES R ET AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W10 N15 W20 S57 E19 S19 E6 N7 E5 N54 $
FOP=[YR=2023;ORIG=60,-5] W10 S15 E10 N15 $
FGR=[YR=2023;ORIG=30,52] E19 S19 S2 W1 W18 N21 $
FOP=[YR=2023;ORIG=49,71] E6 N7 E5 S15 W12 N6 E1 N2 $
.

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	656.00	SF	5.20	5.20	100	2023	2023		100	3,411	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2023	2023		100	488	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2023	2023		100	1,728	
4	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2023	2023		100	2,640	

LAND DESCRIPTION

TOTAL OB/XF 8,267

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 06/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS