

LOT 103
CONCOURSE CROSSING PHASE 2
OR 2583/198

MILLS BARRETT/WALTERS SAMANTHA
95026 ROCKY PL
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0103-0000



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	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	2,393	100	2,393	284,288
FGR	460	55	253	30,056
FOP	120	30	36	4,277
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TOTALS	3,093		2,718	322,898

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	2024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,718	95.0400	118.80	322,898	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024											
Heated Area: 2393											
HX Base Yr 2024											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
322,898											
TOTAL MARKET OB/XF VALUE											
3,375											
TOTAL LAND VALUE - MARKET											
70,000											
TOTAL MARKET VALUE											
396,273											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
396,273											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
346,273											
TOTAL JUST VALUE											
396,273											
NCON VALUE											
326,273											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
70,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005255	2396 HTD	439,509	04/24/2023
230001975		439,509	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1535	12/22/2023	WD	Q	I	01	430,000
GRANTOR:CENTURY COMMUNITIES 0						
GRANTEE:MILLS BARRETT						

GRANTOR: CENTURY COMMUNITIES 0
GRANTEE: MILLS BARRETT

BUILDING NOTES											
FGR=[YR=2024;ORIG=80,52] W20 S11 S12 E1 E19 N23 \$											
FOP=[YR=2024;ORIG=68,-10] E12 S10 W12 N10 \$											
FOP=[YR=2024;ORIG=60,63] W6 S12 W1 S6 E8 N6 W1 N12 \$											
BAS=[YR=2024;ORIG=80,0] W12 W27 S75 E12 E1 N12 E6 N11 E20 N52 \$											