UNIT 2 LOT C
CONCOURSE CROSSING PHASE 1
OR 2554/1692

C5315V LLC
13245 ATLANTIC BLVD STE 174
JACKSONVILLE, FL 32225

2025

29-2N-28-0330-0002-00C0

BUILDING CHARACTERISTICS

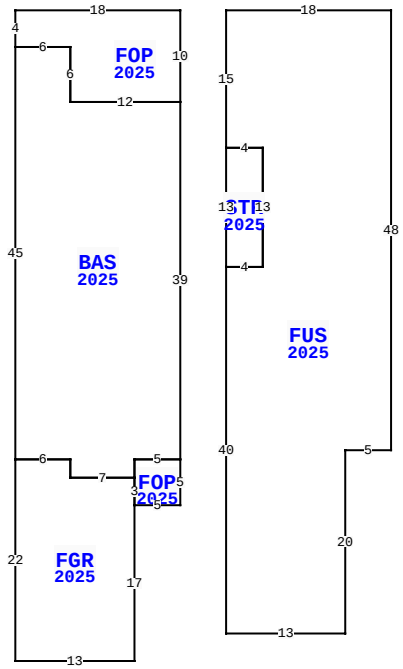
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	2025	752	80,985
FGR	272	55	2025	150	16,154
FOP	25	30	2025	8	861
FOP	144	30	2025	43	4,631
FUS	1,072	100	2025	1,072	115,446
STR	52	10	2025	5	539
TOTALS	2,317			2,030	218,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,030	108.7800	108.78	220,823	2024	2024	1	0	0	0.00	99.00

1 TOWNHOUSE – 0% - 2025 Heated Area: 1824 HX Base Yr



95369 KATHERINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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	218,615
TOTAL MARKET OB/XF VALUE	2,438
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	263,553
SOH/AGL Deduction	0
ASSESSED VALUE	263,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,553
TOTAL JUST VALUE	263,553
NCON VALUE	221,053
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017984	NEW CONSTR	322,377	12/07/2022
220005044			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/58	1/25/2024	SW	Q	I	01	265,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: C5315V LLC

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	375.00	SF	6.50	6.50	100	2025	2024		100	2,438	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S6 E12 S39 W5 S2 W7 N2 W6 N45 $
FOP=[YR=2025;ORIG=16,16] E12 N10 W18 S4 E6 S6 $
FOP=[YR=2025;ORIG=23,55] E5 S5 W5 N3 N2 $
FGR=[YR=2025;ORIG=23,57] W7 N2 W6 S22 E13 N17 N3 $
FUS=[YR=2025;ORIG=33,6] E18 S48 W5 S20 W13 N40 E4 N13 W4 N15 $
STR=[YR=2025;ORIG=33,21] E4 S13 W4 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,438

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	000310	C	TOWNHOUSE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/30/2025 BY SYS