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

C5315V LLC
13245 ATLANTIC BLVD STE 174
JACKSONVILLE, FL 32225

2025

29-2N-28-0330-0002-00E0

BUILDING CHARACTERISTICS

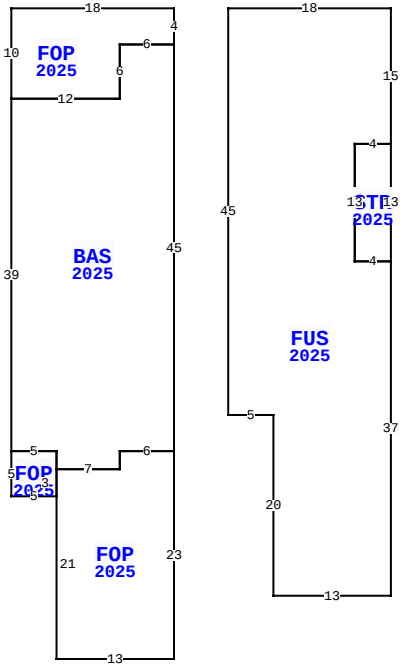
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	81,803
FOP	25	30	2025	8	870
FOP	144	30	2025	43	4,678
FOP	285	30	2025	86	9,355
FUS	1,018	100	2025	1,018	110,738
STR	52	10	2025	5	544
TOTALS	2,276			1,912	207,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,912	108.7800	108.78	207,987	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2025 Heated Area: 1770 HX Base Yr



95353 KATHERINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,987
TOTAL MARKET OB/XF VALUE	2,438
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	252,925
SOH/AGL Deduction	0
ASSESSED VALUE	252,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,925
TOTAL JUST VALUE	252,925
NCON VALUE	210,425
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017705	NEW CONSTR	322,377	12/01/2022
220004912			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/62	1/25/2024	SW	Q	I	01	265,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: C5315V LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,16] E12 N6 E6 S45 W6 S2 W7 N2 W5 N39 $
FOP=[YR=2025;ORIG=32,16] W12 N10 E18 S4 W6 S6 $
FOP=[YR=2025;ORIG=25,55] W5 S5 E5 N3 N2 $
FOP=[YR=2025;ORIG=25,57] E7 N2 E6 S23 W13 N21 $
FUS=[YR=2025;ORIG=44,6] E18 S15 W4 S13 E4 S37 W13 N20 W5 N45 $
STR=[YR=2025;ORIG=58,21] 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