LOT 5
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MILITANO ANTHONY FRANCIS & DANIELA MARIE
95246 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0005-0000

NASSAU COUNTY PROPERTY

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	04	Quality Level 04

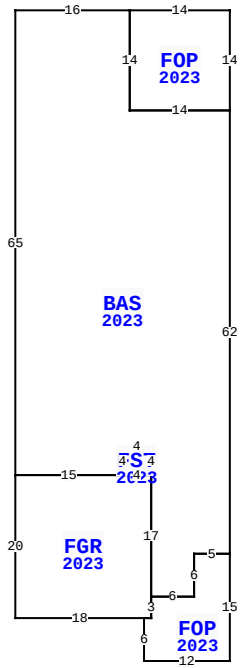
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2023	1,895	212,543
FGR	380	55	2023	209	23,441
FOP	135	30	2023	40	4,486
FOP	196	30	2023	59	6,617
FST	16	55	2023	9	1,009
TOTALS	2,622			2,212	248,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	112.1610	112.16	248,098	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1895 HX Base Yr 2024



95246 KATHERINE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,098
TOTAL MARKET OB/XF VALUE		7,616
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,714
SOH/AGL Deduction		0
ASSESSED VALUE		340,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,992
TOTAL JUST VALUE		340,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009817	NEW CONSTR	307,837	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1821	6/27/2023	WD	Q	I	02	400,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: MILITANO ANTHONY FR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 W14 N14 $
FOP=[YR=2023;ORIG=60,10] E14 S14 W14 N14 $
FST=[YR=2023;ORIG=59,71] E4 S4 W4 N4 $
FGR=[YR=2023;ORIG=44,75] E15 E4 S17 S3 W1 W18 N20 $
FOP=[YR=2023;ORIG=74,86] W5 S6 W6 S3 W1 S6 E12 N15 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2023	2023		100	3,609	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2023	2023		100	507	

LAND DESCRIPTION

TOTAL OB/XF 7,616

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS