LOT 8
CONCOURSE CROSSING PHASE 1
OR 2554/1692

WIAND JERRY & DAWN OLIVER
95270 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

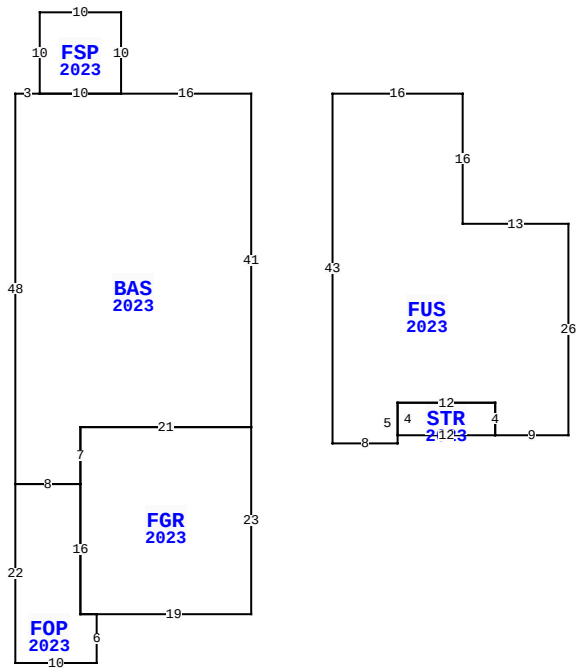
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,245	100	2023	1,245	138,046
FGR	483	55	2023	266	29,494
FOP	188	30	2023	56	6,209
FSP	100	40	2023	40	4,435
FUS	970	100	2023	970	107,554
STR	48	10	2023	5	554
TOTALS	3,034			2,582	286,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,582	110.8800	110.88	286,292	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2215 HX Base Yr 2024



95270 KATHERINE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,292
TOTAL MARKET OB/XF VALUE		10,929
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		382,221
SOH/AGL Deduction		0
ASSESSED VALUE		382,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,499
TOTAL JUST VALUE		382,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018912	NEW CONSTR	409,814	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1250	7/31/2023	WD	Q	I	01	410,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: WIAND JERRY & DAWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W16 W10 W3 S48 E8 N7 E21 N41 $
FSP=[YR=2023;ORIG=34,0] E10 S10 W10 N10 $
FGR=[YR=2023;ORIG=39,51] E21 S23 W19 W2 N16 N7 $
FOP=[YR=2023;ORIG=31,58] E8 S16 E2 S6 W10 N22 $
FUS=[YR=2023;ORIG=70,10] E16 S16 E13 S26 W9 N4 W12 S5 W8 N43 $
STR=[YR=2023;ORIG=78,48] E12 S4 W12 N4 $
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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	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2023	2023		100	3,609	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2023	2023		100	449	
3	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2023	2023		99	3,928	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
5	0462	ST/AL FNC	0	100	0	0	168.00	SF	10.00	10.00	100	2023	2023		98	1,646	
6	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2023	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,929

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 09/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS