LOT 10
CONCOURSE CROSSING PHASE 1
OR 2554/1692

WITHERSPOON VINCENT HAROLD JR & PAMELA LOUISE
95286 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0010-0000

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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

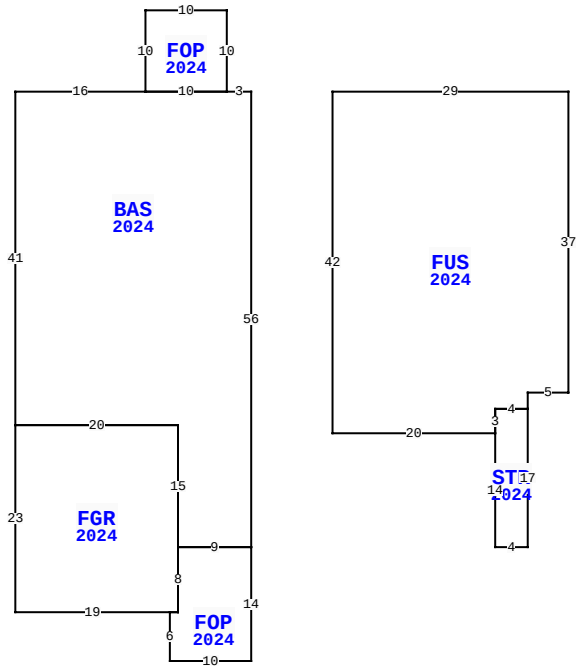
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	2024	1,324	143,869
FGR	460	55	2024	253	27,492
FOP	100	30	2024	30	3,259
FOP	132	30	2024	40	4,346
FUS	1,181	100	2024	1,181	128,330
STR	68	10	2024	7	760
TOTALS	3,265			2,835	308,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	110.8800	110.88	314,345	2023	2023	2	0	0	0.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2505 HX Base Yr



95286 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		308,058
TOTAL MARKET OB/XF VALUE		3,796
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,854
SOH/AGL Deduction		0
ASSESSED VALUE		396,854
TOTAL EXEMPTION VALUE	13	396,854
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007295	HTD 2511	454,454	06/07/2023
220008693			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/275	1/30/2024	WD	Q	I	01	400,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: WITHERSPOON VINCENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W3 W10 W16 S41 E20 S15 E9 N56 $
FOP=[YR=2024;ORIG=47,0] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=31,51] E20 S15 S8 W1 W19 N23 $
FOP=[YR=2024;ORIG=51,66] E9 S14 W10 N6 E1 N8 $
FUS=[YR=2024;ORIG=70,10] E29 S37 W5 S2 W4 S3 W20 N42 $
STR=[YR=2024;ORIG=90,49] E4 S17 W4 N14 N3 $
.

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	640.00	SF	5.20	5.20	100	2024	2023		100	3,328	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2024	2023		100	468	

LAND DESCRIPTION

TOTAL OB/XF 3,796

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 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS