LOT 11
CONCOURSE CROSSING PHASE 1
OR 2554/1692

TERRY TERESA C
95294 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0011-0000

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 60
Interior Floo	14	CARPET 40
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
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

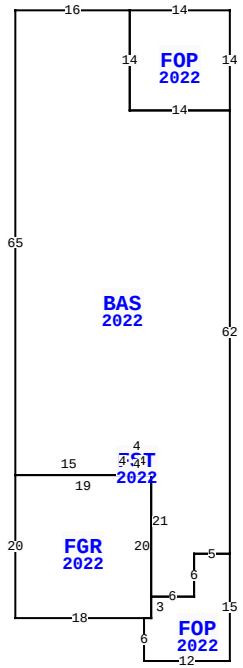
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2022	1,895	212,941
FGR	380	55	2022	209	23,485
FOP	331	30	2022	99	11,125
FST	16	55	2022	9	1,011
TOTALS	2,622			2,212	248,562

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	112.3668	112.37	248,562	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1895 HX Base Yr 2025



95294 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		248,562
TOTAL MARKET OB/XF VALUE		3,877
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		337,439
SOH/AGL Deduction		0
ASSESSED VALUE		337,439
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		281,717
TOTAL JUST VALUE		337,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009460	CO ISSUED	0	01/18/2023
22009460	NEW CONSTR	307,837	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/443	7/16/2024	WD	Q	I	02	407,000
GRANTOR: RACIOPPI STEPHEN SR &						
GRANTEE: TERRY TERESA C						
2615/0188	1/18/2023	WD	Q	I	01	370,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: RACIOPPI STEPHEN G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W14 BAS=[YR=2022] W16 S65 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E12 N15 W5 S6 W6 S3 W1$ E1 N20 FST=[YR=2022] N4W4S4E4$ W19$ E15 N4 E4 S21 E6 N6 E5 N62 W14 N14$ S14 E14 N14$.

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	648.00	SF	5.20	5.20	100	2023	2023		100	3,370	
2	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2023	2023		100	507	

LAND DESCRIPTION

TOTAL OB/XF 3,877

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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS