LOT 16
CONCOURSE CROSSING PHASE 1
OR 2554/1692

JOHNSON STEVEN JR & HALEY
95358 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0016-0000

BUILDING CHARACTERISTICS

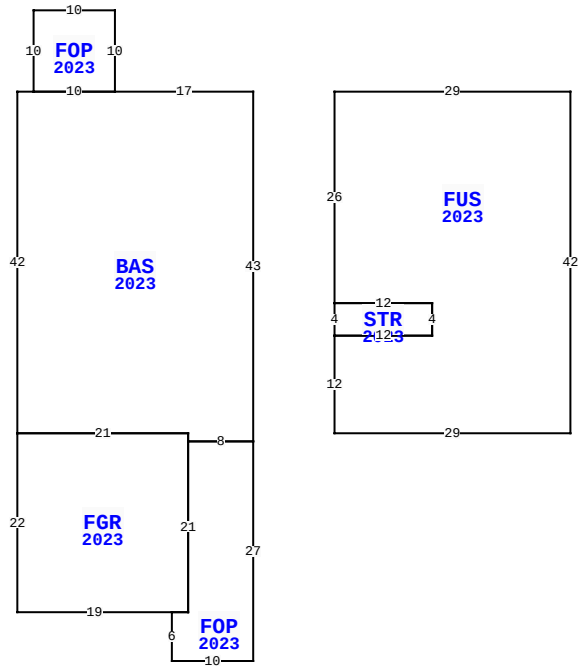
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,226	100	2023	1,226	137,177
FGR	462	55	2023	254	28,420
FOP	100	30	2023	30	3,357
FOP	228	30	2023	68	7,609
FUS	1,170	100	2023	1,170	130,911
STR	48	10	2023	5	559
TOTALS	3,234			2,753	308,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,753	111.8880	111.89	308,033	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2396 HX Base Yr 2024



95358 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		308,033
TOTAL MARKET OB/XF VALUE		3,845
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,878
SOH/AGL Deduction		88,283
ASSESSED VALUE		308,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,873
TOTAL JUST VALUE		396,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010183	CO		08/09/2023
22018903	NEW CONSTR	431,770	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/304	8/11/2023	WD	Q	I	01	430,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: JOHNSON STEVEN JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W17 W10 W2 S42 E21 S1 E8 N43 $
FOP=[YR=2023;ORIG=43,0] E10 S10 W10 N10 $
FGR=[YR=2023;ORIG=41,52] E21 S1 S21 W2 W19 N22 $
FOP=[YR=2023;ORIG=62,53] E8 S27 W10 N6 E2 N21 $
FUS=[YR=2023;ORIG=80,10] E29 S42 W29 N12 E12 N4 W12 N26 $
STR=[YR=2023;ORIG=80,36] E12 S4 W12 N4 $
.

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	653.00	SF	5.20	5.20	100	2023	2023		100	3,396	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2023	2023		100	449	

LAND DESCRIPTION

TOTAL OB/XF 3,845

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