

LOT 26
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ESPINOSA REINALD L & ANNELIESE
95391 KATY ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0026-0000



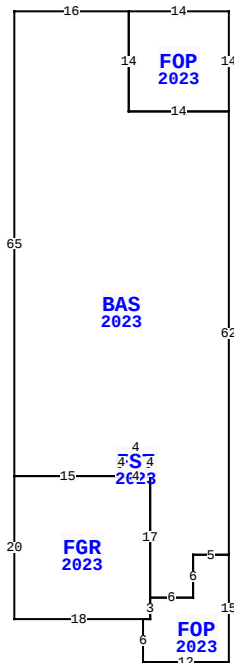
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	606.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	

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	0.00	100.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 1895											
HX Base Yr											



95391 KATY ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/23/2025 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,098	
TOTAL MARKET OB/XF VALUE		3,619	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		336,717	
SOH/AGL Deduction		0	
ASSESSED VALUE		336,717	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		336,717	
TOTAL JUST VALUE		336,717	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		329,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010401	NEW CONSTR	307,837	07/07/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2770/983	2/21/2025	WD	Q	I	01
GRANTOR: TEAGUE ANTHONY MATTHE					
GRANTEE: ESPINOSA REINALD L					
2629/0967	3/31/2023	WD	Q	I	01
GRANTOR: CENTURY COMMUNITIES 0					
GRANTEE: TEAGUE ANTHONY MATT					

BUILDING NOTES											
BAS=[YR=2023;ORIG=80,10] W14 N14 W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 \$											
FOP=[YR=2023;ORIG=80,-4] W14 S14 E14 N14 \$											
FST=[YR=2023;ORIG=65,61] N4 E4 S4 W4 \$											
FGR=[YR=2023;ORIG=50,61] E15 E4 S17 S3 W1 W18 N20 \$											
FOP=[YR=2023;ORIG=80,72] W5 S6 W6 S3 W1 S6 E12 N15 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	85,000.00	85,000.00	85,000								