LOT 27
CONCOURSE CROSSING PHASE 1
OR 2554/1692

EDWARDS CHARLES F III & STEWART MARY
95383 KATY ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0027-0000

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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

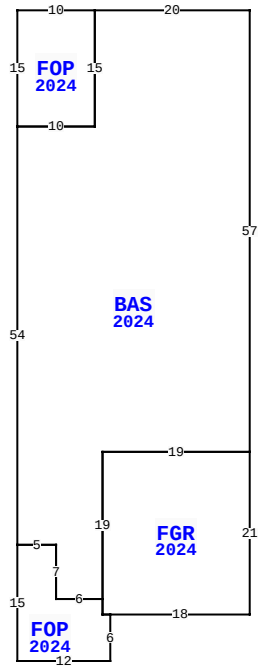
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2024	1,734	194,485
FGR	399	55	2024	219	24,563
FOP	129	30	2024	39	4,374
FOP	150	30	2024	45	5,047
TOTALS	2,412			2,037	228,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	112.1610	112.16	228,470	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1734 HX Base Yr



95383 KATY 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	228,470
TOTAL MARKET OB/XF VALUE	6,033
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	319,503
SOH/AGL Deduction	0
ASSESSED VALUE	319,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,503
TOTAL JUST VALUE	319,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006445	HTD 1731	281,613	05/18/2023
220005715		281,613	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2692/1739	1/31/2024	WD	Q	I	02	388,600

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: STEWART CHARLES F I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W20 S15 W10 S54 E5 S7 E6 N19 E19 N57 $
FOP=[YR=2024;ORIG=40,10] E10 S15 W10 N15 $
FGR=[YR=2024;ORIG=51,67] E19 S21 W18 W1 N2 N19 $
FOP=[YR=2024;ORIG=40,79] E5 S7 E6 S2 E1 S6 W12 N15 $
.

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	0	0	0	678.00	SF	5.20	5.20	100	2024	2023		100	3,526	
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50	6.50	100	2024	2023		100	507	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,033

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	000134	C	RES POND	0		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