LOT 29
CONCOURSE CROSSING PHASE 1
OR 2554/1692

IBARRA ALEXIS/LASKER SEAN
95367 KATY ST
FERNANDINA BEACH, FL 32097

2025

29-2N-28-0330-0029-0000

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	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

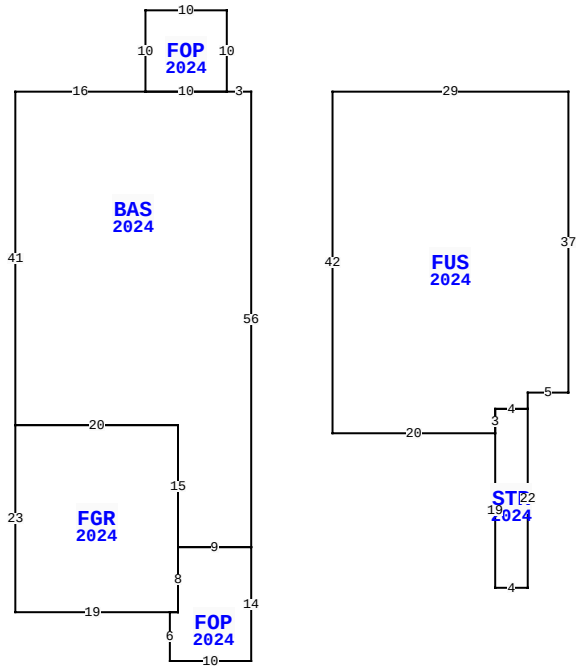
DOR CODE: 0100 SINGLE FAMILY
MAP NUM: | MKT AREA: 04
NEIGHBORHOOD/LOC: 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	2024	1,324	144,131
FGR	460	55	2024	253	27,542
FOP	100	30	2024	30	3,266
FOP	132	30	2024	40	4,354
FUS	1,181	100	2024	1,181	128,564
STR	88	10	2024	9	980
TOTALS	3,285			2,837	308,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	108.8640	108.86	308,836	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2505 HX Base Yr



95367 KATY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	308,836
TOTAL MARKET OB/XF VALUE	3,682
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	397,518
SOH/AGL Deduction	0
ASSESSED VALUE	397,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,518
TOTAL JUST VALUE	397,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007293	HTD 2511	457,694	06/07/2023
230001496		457,694	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1722	1/30/2024	WD	Q	I	01	430,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: IBARRA ALEXIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W3 W10 W16 S41 E20 S15 E9 N56 $
FOP=[YR=2024;ORIG=77,-10] W10 S10 E10 N10 $
FGR=[YR=2024;ORIG=51,41] E20 S15 S8 W1 W19 N23 $
FOP=[YR=2024;ORIG=80,56] W9 S8 W1 S6 E10 N14 $
FUS=[YR=2024;ORIG=90,0] S42 E20 N3 E4 N2 E5 N37 W29 $
STR=[YR=2024;ORIG=110,39] E4 S22 W4 N19 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	0	0	0	708.00	SF	5.20	5.20	100	2024	2023		100	3,682	

TOTAL OB/XF 3,682

LAND DESCRIPTION

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	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 12/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS