LOT 30
CONCOURSE CROSSING PHASE 1
OR 2554/1692

YUNOS NABILAH
95359 KATY ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0030-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

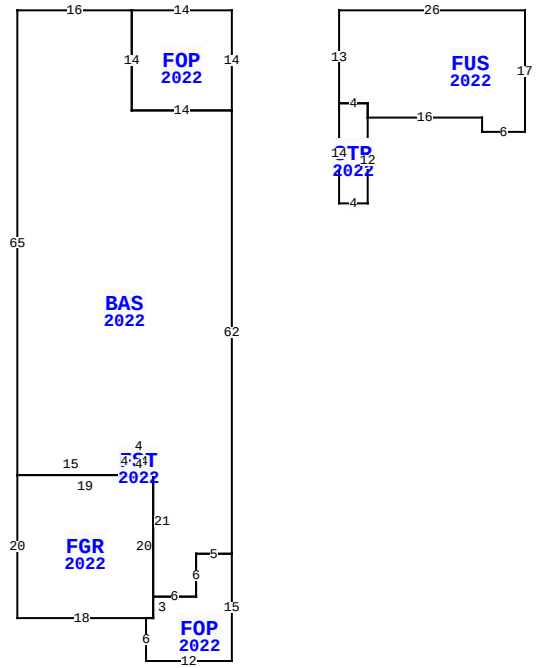
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2022	1,895	207,540
FGR	380	55	2022	209	22,890
FOP	135	30	2022	40	4,381
FOP	196	30	2022	59	6,462
FST	16	55	2022	9	986
FUS	394	100	2022	394	43,151
STR	56	10	2022	6	657
TOTALS	3,072			2,612	286,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	110.0736	110.07	287,503	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2289 HX Base Yr 2023



95359 KATY 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		286,065
TOTAL MARKET OB/XF VALUE		5,972
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,037
SOH/AGL Deduction		49,514
ASSESSED VALUE		327,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,801
TOTAL JUST VALUE		377,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018942	CO ISSUED	0	12/30/2022
22010399	NEW CONSTR	367,129	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0168	12/30/2022	WD	Q	I	01	423,800

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: YUNOS NABILAH

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$ PTR=E15 FUS=[YR=2022] E26 S17 W6 N2 W16 STR=[YR=2022] S12 W4 N14 E4 S2$ N2 W4 N13$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	2022	2022	3	99	3,490	
3	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2022	2022	3	99	502	

LAND DESCRIPTION

TOTAL OB/XF 5,972

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