LOT 80
CONCOURSE CROSSING PHASE 2
OR 2583/198

PEREZ SANDRA/PEREZ WILLIAM P
95145 LOCK ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0080-0000

BUILDING CHARACTERISTICS

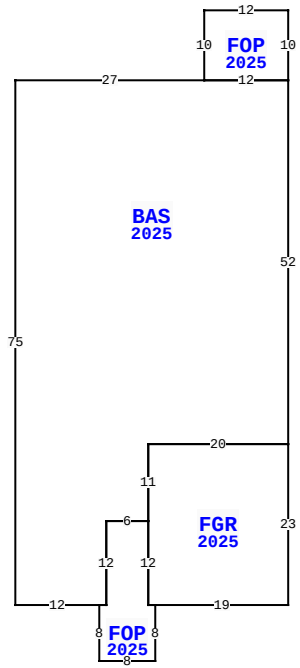
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,393	100	2025	2,393	267,753
FGR	460	55	2025	253	28,308
FOP	120	30	2025	36	4,028
FOP	136	30	2025	41	4,587
TOTALS	3,109			2,723	304,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	111.8880	111.89	304,676	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2393 HX Base Yr



95145 LOCK 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	304,676
TOTAL MARKET OB/XF VALUE	4,563
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	394,239
SOH/AGL Deduction	0
ASSESSED VALUE	394,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,239
TOTAL JUST VALUE	394,239
NCON VALUE	309,239
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011719	PRIVATE PROVIDER	434,143	10/18/2024
B230012721	SFR H2396 G 463	434,143	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/1422	12/18/2024	WD	Q	I	01	450,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: PEREZ SANDRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E27 E12 S52 W20 S11 W6 S12 W1 W12 N75 $
FOP=[YR=2025;ORIG=49,10] W12 N10 E12 S10 $
FGR=[YR=2025;ORIG=29,62] E20 S23 W19 W1 N12 N11 $
FOP=[YR=2025;ORIG=29,73] W6 S12 W1 S8 E8 N8 W1 N12 $
.

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	0810	CONCRETE A	0	0	0	0	702.00	SF	6.50	6.50	100	2025	2024		100	4,563	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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	000135	C	RES NATURAL	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 10/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS