LOT 83
CONCOURSE CROSSING PHASE 2
OR 2583/198

CAROLINO TYLER MORGAN/WAGNER BRIDGETTE
95169 LOCK ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0083-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

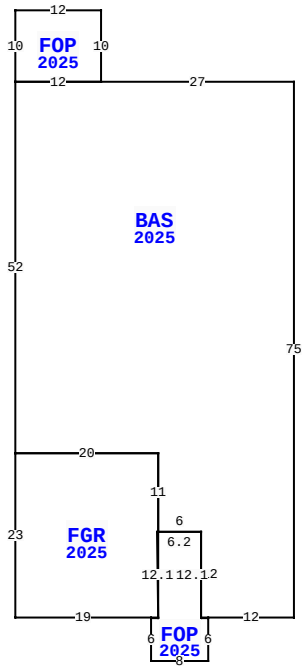
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2025	2,393	262,919
FGR	460	55	2025	253	27,797
FOP	120	30	2025	36	3,955
FOP	122	30	2025	37	4,065
TOTALS	3,095			2,719	298,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	109.8720	109.87	298,737	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2393 HX Base Yr 2025



95169 LOCK 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		298,737
TOTAL MARKET OB/XF VALUE		4,329
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,066
SOH/AGL Deduction		0
ASSESSED VALUE		388,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,344
TOTAL JUST VALUE		388,066
NCON VALUE		303,066
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010690	CO		09/17/2024
B230012693	SFR H2396 G463	434,143	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/877	9/23/2024	WD	Q	I	01	470,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: CAROLINO TYLER MORG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 E27 S75 W12 W1 N12 W6 N11 W20 N52 $
FOP=[YR=2025;ORIG=10,10] E12 N10 W12 S10 $
FGR=[YR=2025;ORIG=30,62] W20 S23 E19 E1 N12 N11 $
FOP=[YR=2025;ORIG=29.10,73] E6.2 S12.1 E1 S6 W8 N6 E1 U12.1L0.2 $
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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	100	0	0	666.00	SF	6.50	6.50	100	2025	2024		100	4,329	

LAND DESCRIPTION

TOTAL OB/XF 4,329

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	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 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