LOT 87
CONCOURSE CROSSING PHASE 2
OR 2583/198

KYNE JOHN T & EDEN C
95201 LOCK ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0087-0000

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

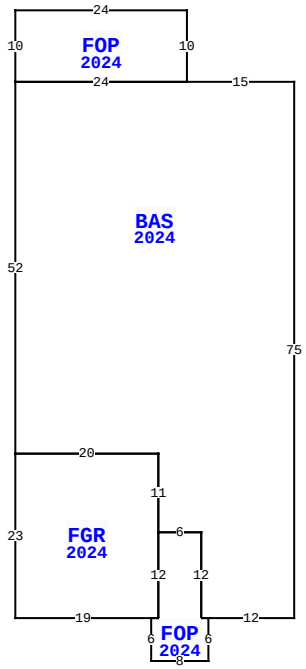
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2024	2,393	267,753
FGR	460	55	2024	253	28,308
FOP	120	30	2024	36	4,028
FOP	240	30	2024	72	8,056
TOTALS	3,213			2,754	308,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	111.8880	111.89	308,145	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2393 HX Base Yr



95201 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	308,145
TOTAL MARKET OB/XF VALUE	3,448
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,593
SOH/AGL Deduction	0
ASSESSED VALUE	396,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,593
TOTAL JUST VALUE	396,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008798	H2396	443,531	07/11/2023
230004483		443,531	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/161	12/29/2023	WD	Q	I	01	476,200

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: KYNE JOHN T & EDEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W15 W24 S52 E20 S11 E6 S12 E1 E12 N75 $
FOP=[YR=2024;ORIG=41,0] E24 S10 W24 N10 $
FGR=[YR=2024;ORIG=41,62] E20 S11 S12 W1 W19 N23 $
FOP=[YR=2024;ORIG=61,73] E6 S12 E1 S6 W8 N6 E1 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	0811	CONCRETE B	0	0	0	0	663.00	SF	5.20	5.20	100	2024	2023		100	3,448	

LAND DESCRIPTION

TOTAL OB/XF 3,448

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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS