

LOT 91
CONCOURSE CROSSING PHASE 2
OR 2583/198

ROBERTSON LIVING TRUST/ROBERTSON KELLY G SUCCESSOR
95037 ROCKY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0091-0000



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/LAMMT 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
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TOTALS	3,093			2,718	298,627

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,718	109.8720	109.87	298,627	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2393 HX Base Yr 2025											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,627	
TOTAL MARKET OB/XF VALUE		4,797	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		388,424	
SOH/AGL Deduction		73,529	
ASSESSED VALUE		314,895	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		264,173	
TOTAL JUST VALUE		388,424	
NCON VALUE		303,424	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009287	PRIVATE PROVIDER	434,143	08/08/2024
B230013492	SFR 2396 G463	434,143	10/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/562	8/30/2024	WD	Q	I	01	460,000
GRANTOR: CENTURY COMMUNITIES 0						
GRANTEE: ROBERTSON LIVING TR						

EXTRA FEATURES														
L N	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
1	0810	CONCRETE A	0 100	0 0	738.00	SF	6.50	6.50	100	2025	2024		100	4,797

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

BUILDING NOTES														
BAS=[YR=2025;ORIG=10,10] E27 E12 S52 W20 S11 W6 S12 W1 W12 N75 \$														
FOP=[YR=2025;ORIG=37,10] E12 N10 W12 S10 \$														
FGR=[YR=2025;ORIG=29,62] E20 S23 W19 W1 N12 N11 \$														
FOP=[YR=2025;ORIG=29,73] W6 S12 W1 S6 E8 N6 W1 N12 \$														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00