LOT 96
CONCOURSE CROSSING PHASE 2
OR 2583/198

STEPHENS JACOB & HEATHER
95077 ROCKY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0096-0000

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	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

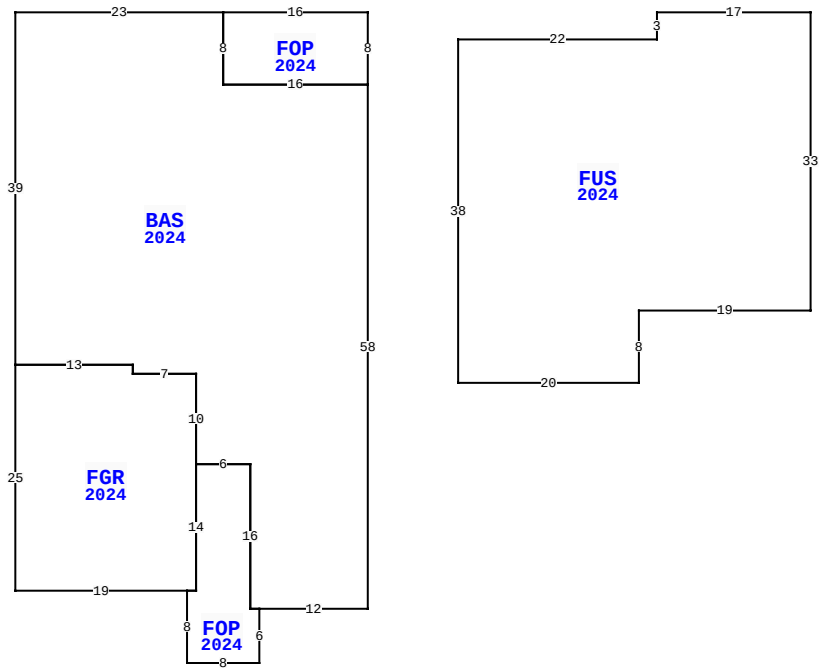
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2024	1,817	188,877
FGR	493	55	2024	271	28,170
FOP	128	30	2024	38	3,950
FOP	146	30	2024	44	4,574
FUS	1,381	100	2024	1,381	143,555
TOTALS	3,965			3,551	369,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,551	103.9500	103.95	369,126	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3198 HX Base Yr 2025



95077 ROCKY PL, 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		369,126
TOTAL MARKET OB/XF VALUE		3,578
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,704
SOH/AGL Deduction		147,015
ASSESSED VALUE		310,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,967
TOTAL JUST VALUE		457,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E250002814	861-482 855-595 8	112,398	03/19/2025
230004652			01/16/2024
B230008978		576,829	07/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/565	1/16/2024	WD	Q	I	01	558,100

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: STEPHENS JACOB & HE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,10] N8 W23 S39 E13 S1 E7 S10 E6 S16 E1 E12 N58 W16 $
FOP=[YR=2024;ORIG=54,2] E16 S8 W16 N8 $
FOP=[YR=2024;ORIG=51,52] E6 S16 E1 S6 W8 N8 E1 N14 $
FGR=[YR=2024;ORIG=51,42] S10 S14 W1 W19 N25 E13 S1 E7 $
FUS=[YR=2024;ORIG=80,5] E22 N3 E17 S33 W19 S8 W20 N38 $
.

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	100	0	0	688.00	SF	5.20	5.20	100	2024	2023		100	3,578	

LAND DESCRIPTION

TOTAL OB/XF 3,578

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 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