LOT 103
CONCOURSE CROSSING PHASE 2
OR 2583/198

MILLS BARRETT/WALTERS SAMANTHA
95026 ROCKY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

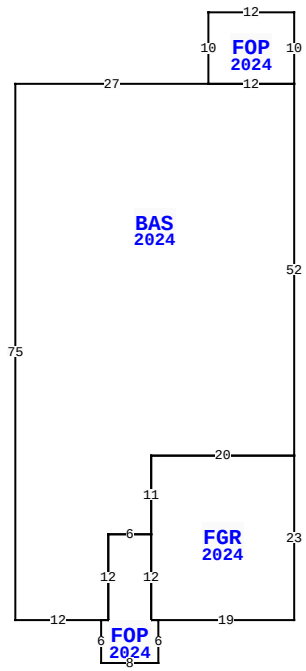
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	265,336
FGR	460	55	2024	253	28,053
FOP	120	30	2024	36	3,992
FOP	120	30	2024	36	3,992
TOTALS	3,093			2,718	301,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	110.8800	110.88	301,372	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2393 HX Base Yr 2024



95026 ROCKY PL, 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		301,372
TOTAL MARKET OB/XF VALUE		3,375
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		389,747
SOH/AGL Deduction		0
ASSESSED VALUE		389,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,025
TOTAL JUST VALUE		389,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005255	2396 HTD	439,509	04/24/2023
230001975		439,509	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1535	12/22/2023	WD	Q	I	01	430,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MILLS BARRETT

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=80,52] W20 S11 S12 E1 E19 N23 $
FOP=[YR=2024;ORIG=68,-10] E12 S10 W12 N10 $
FOP=[YR=2024;ORIG=60,63] W6 S12 W1 S6 E8 N6 W1 N12 $
BAS=[YR=2024;ORIG=80,0] W12 W27 S75 E12 E1 N12 E6 N11 E20 N52 $
.

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	649.00	SF	5.20	5.20	100	2024	2023		100	3,375	

LAND DESCRIPTION

TOTAL OB/XF 3,375

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	000100	C	RES	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