LOT 1
CONCOURSE CROSSING PHASE 1
OR 2554/1692

FRENCH PATRICK & ERICKA
95214 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0001-0000

BUILDING CHARACTERISTICS

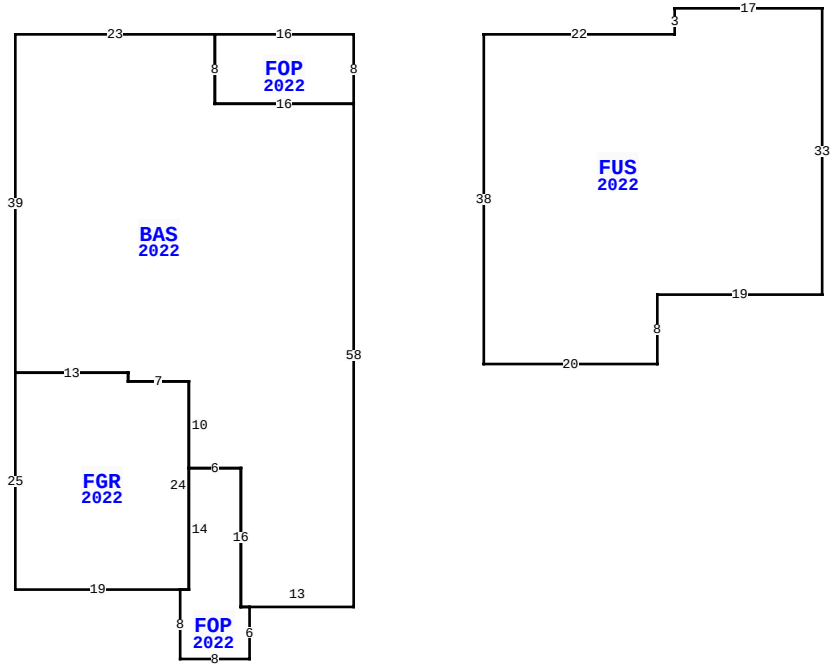
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2022	1,817	189,363
FGR	493	55	2022	271	28,243
FOP	128	30	2022	38	3,960
FOP	146	30	2022	44	4,586
FUS	1,381	100	2022	1,381	143,924
TOTALS	3,965			3,551	370,076

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	100.2600	105.27	373,814	2022	2022	0	0	0	1.00	99.00

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



95214 KATHERINE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,076
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		455,076
SOH/AGL Deduction		0
ASSESSED VALUE		455,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		403,665
TOTAL JUST VALUE		455,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010073	CO		08/30/2024
22009484	NEW CONSTR	505,388	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1380	4/08/2026	WD	Q	I	01	555,000
GRANTOR: BIRNHAK RANDI						
GRANTEE: FRENCH PATRICK & ER						
2739/390	9/18/2024	WD	Q	I	01	540,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: BIRNHAK RANDI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S39 FGR=[YR=2022] S25 E19
FOP=[YR=2022] S8 E8 N6 W1 N16 W6 S14 W1$ E1 N24 W7 N1 W13$
E13 S1 E7 S10 E6 S16 E13 N58 W16 N8$ S8 E16 N8$ PTR=E15
FUS=[YR=2022] E22 N3 E17 S33 W19 S8 W20 N38$ W15$.

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	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS