LOT 2
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DAUGHERTY CHALYSE & ETHAN JOSEPH
95222 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0002-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

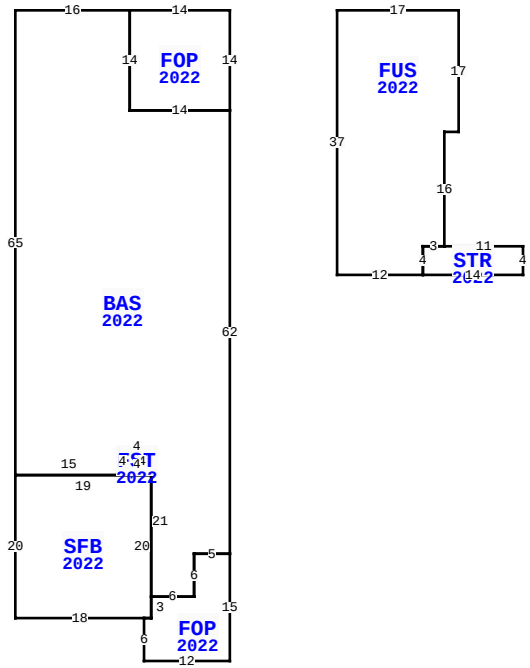
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2022	1,895	202,576
FOP	135	30	2022	40	4,276
FOP	196	30	2022	59	6,307
FST	16	55	2022	9	962
FUS	577	100	2022	577	61,681
SFB	380	80	2022	304	32,498
STR	56	10	2022	6	642
TOTALS	3,255			2,890	308,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,890	102.8360	107.98	312,062	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 2776 HX Base Yr



95222 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	308,941
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	393,941
SOH/AGL Deduction	0
ASSESSED VALUE	393,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,941
TOTAL JUST VALUE	393,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011824	PRIVATE PROVIDER	395,040	10/22/2024
22009490	NEW CONSTR	395,040	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/363	11/25/2024	WD	Q	I	01	480,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: DAUGHERTY CHALYSE &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W14 BAS=[YR=2022] W16 S65 SFB=[YR=2022] S20 E18 FOP=[YR=2022] S6 E12 N15 W5 S6 W6 S3 W1$ E1 N20 FST=[YR=2022] N4W4S4E4$ W19$ E15 N4 E4 S21 E6 N6 E5 N62 W14 N14$ S14 E14 N14$ PTR=E15 FUS=[YR=2022] E17 S17 W2 S16 STR=[YR=2022] E11 S4 W14 N4 E3$ W3 S4 W12 N37$ 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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS