UNIT 2 LOT A
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DECRISPINO MARK
95385 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0002-00A0

BUILDING CHARACTERISTICS

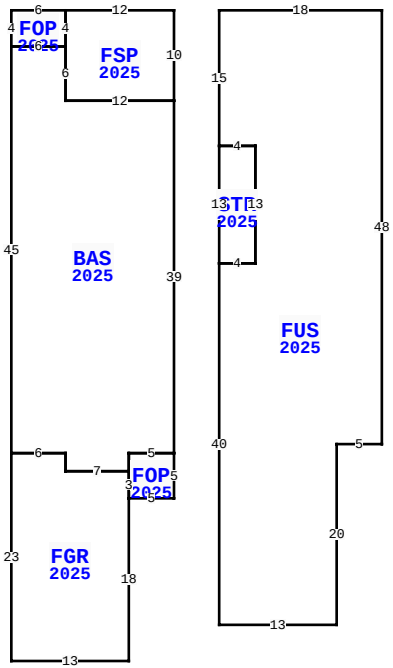
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	752	100	2025	752	85,893
FGR	285	55	2025	157	17,933
FOP	24	30	2025	7	800
FOP	25	30	2025	8	914
FSP	120	40	2025	48	5,483
FUS	1,072	100	2025	1,072	122,444
STR	52	10	2025	5	571
TOTALS	2,330			2,049	234,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,049	108.7800	114.22	234,037	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1824 HX Base Yr



95385 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	234,037
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	276,537
SOH/AGL Deduction	0
ASSESSED VALUE	276,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,537
TOTAL JUST VALUE	276,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220004901			01/05/2024
22018904	NEW CONSTR	324,802	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/1881	9/24/2024	WD	U	I	11	100
GRANTOR: FOERSTER LINDA						
GRANTEE: DECRISPINO MARK						
2690/1660	1/19/2024	WD	Q	I	01	330,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: FOERSTER LINDA						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S6 E12 S39 W5 S2 W7 N2 W6 N45 $
FSP=[YR=2025;ORIG=16,16] E12 N10 W12 S4 S6 $
FOP=[YR=2025;ORIG=16,6] W6 S4 E6 N4 $
FOP=[YR=2025;ORIG=23,55] E5 S5 W5 N3 N2 $
FGR=[YR=2025;ORIG=10,55] E6 S2 E7 S3 S18 W13 N23 $
FUS=[YR=2025;ORIG=33,6] E18 S48 W5 S20 W13 N40 E4 N13 W4 N15 $
STR=[YR=2025;ORIG=33,21] E4 S13 W4 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000310	C	TOWNHOUSE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/09/2026 BY SYS