

LOT 5
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MILITANO ANTHONY FRANCIS & DANIELA MARIE
95246 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0005-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4095.00	

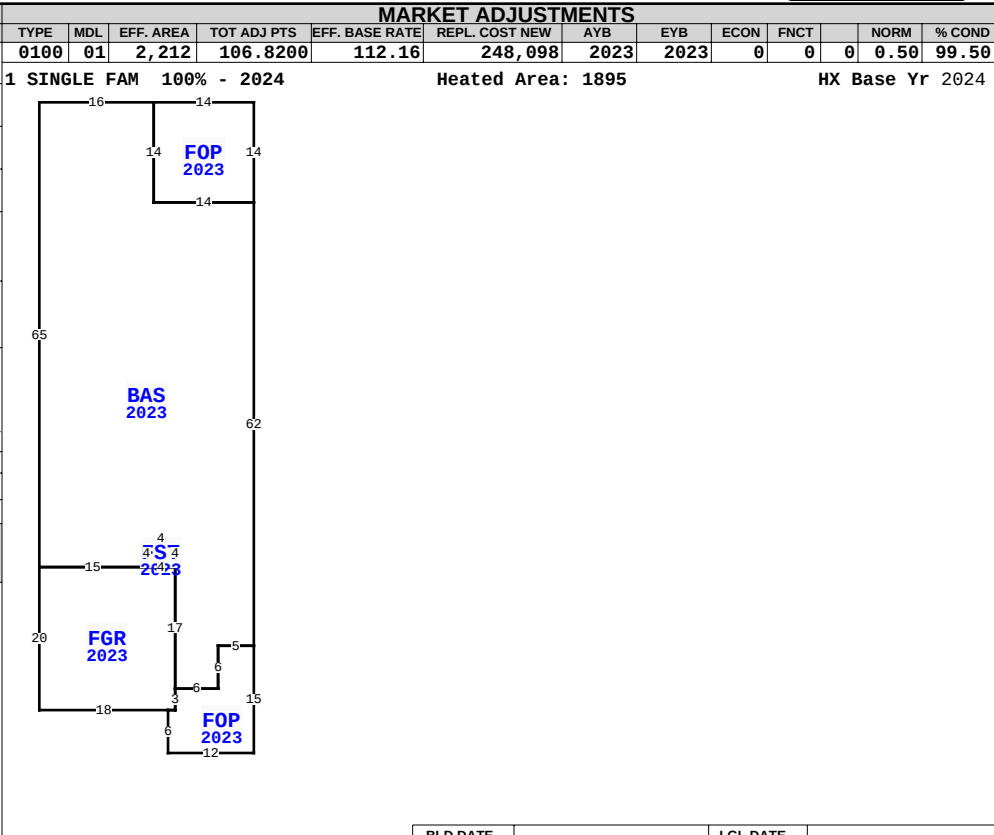
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2023	1,895	211,480
FGR	380	55	2023	209	23,324
FOP	135	30	2023	40	4,464
FOP	196	30	2023	59	6,584
FST	16	55	2023	9	1,004

TOTALS	2,622			2,212	246,858
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 07/26/2023 BY DJ



95246 KATHERINE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	2023	2023		99	3,465	

TOTAL OB/XF										3,465						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
BUILDING MARKET VALUE										Tax Dist:				246,858
TOTAL MARKET OB/XF VALUE														3,465
TOTAL LAND VALUE - MARKET														85,000
TOTAL MARKET VALUE														335,323
SOH/AGL Deduction														0
ASSESSED VALUE														335,323
TOTAL EXEMPTION VALUE										HX HB				51,411
BASE TAXABLE VALUE														283,912
TOTAL JUST VALUE														335,323
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														340,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009817	NEW CONSTR	307,837	06/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/1821	6/27/2023	WD	Q	I	02	400,000	
GRANTOR:CENTURY COMMUNITIES 0							
GRANTEE:MILITANO ANTHONY FR							

GRANTOR: CENTURY COMMUNITIES 0									
GRANTEE: MILITANO ANTHONY FR									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=60,10] W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 W14 N14 \$									
FOP=[YR=2023;ORIG=60,10] E14 S14 W14 N14 \$									
FST=[YR=2023;ORIG=59,71] E4 S4 W4 N4 \$									
FGR=[YR=2023;ORIG=44,75] E15 E4 S17 S3 W1 W18 N20 \$									
FOP=[YR=2023;ORIG=74,86] W5 S6 W6 S3 W1 S6 E12 N15 \$									

PRINTED 07/09/2026 BY SYS