LOT 6
CONCOURSE CROSSING PHASE 1
OR 2554/1692

SWARS CESSALEE & CHRISTOPHER
95254 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0006-0000

BUILDING CHARACTERISTICS

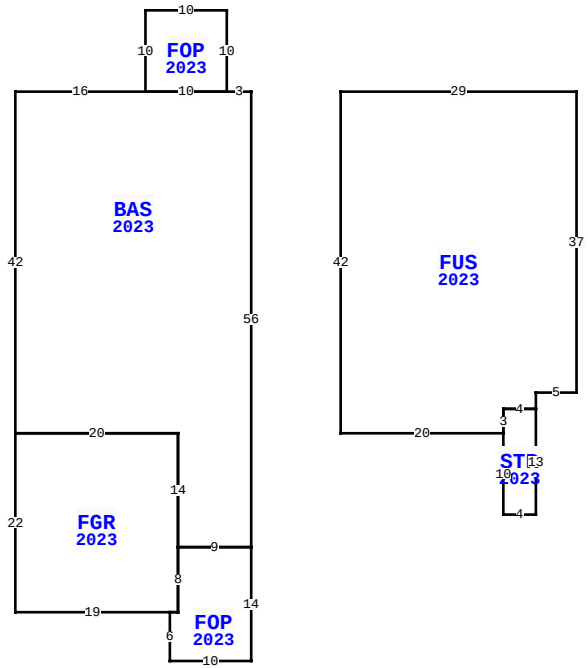
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,344	100	2023	1,344	145,576
FGR	440	55	2023	242	26,212
FOP	100	30	2023	30	3,250
FOP	132	30	2023	40	4,332
FUS	1,181	100	2023	1,181	127,921
STR	52	10	2023	5	541
TOTALS	3,249			2,842	307,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,842	103.6800	108.86	309,380	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2525 HX Base Yr



95254 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		307,833
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,833
SOH/AGL Deduction		0
ASSESSED VALUE		392,833
TOTAL EXEMPTION VALUE	13	392,833
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		392,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018915	NEW CONSTR	399,262	12/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1567	8/11/2023	WD	Q	I	01	440,400

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: SWARS CESSALEE & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,5] W3 W10 W16 S42 E20 S14 E9 N56 $
FOP=[YR=2023;ORIG=47,5] N10 W10 S10 E10 $
FGR=[YR=2023;ORIG=21,47] E20 S14 S8 W1 W19 N22 $
FOP=[YR=2023;ORIG=41,61] E9 S14 W10 N6 E1 N8 $
FUS=[YR=2023;ORIG=90,5] W29 S42 E20 N3 E4 N2 E5 N37 $
STR=[YR=2023;ORIG=85,44] S13 W4 N10 N3 E4 $
.

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

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	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 09/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS