LOT 7
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DOMINISH ROBERT RAYMOND/DOMINISH NANYLON
95262 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

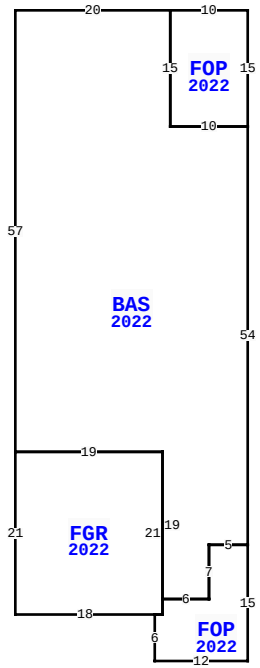
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,734	100	2022	1,734	195,653
FGR	399	55	2022	219	24,711
FOP	129	30	2022	39	4,401
FOP	150	30	2022	45	5,077
TOTALS	2,412			2,037	229,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	107.9960	113.40	230,996	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 1734 HX Base Yr 2025



95262 KATHERINE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,841
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,841
SOH/AGL Deduction		0
ASSESSED VALUE		314,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,430
TOTAL JUST VALUE		314,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009485	NEW CONSTR	281,613	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/864	4/26/2023	WD	Q	I	02	390,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: DOMINISH ROBERT RAY

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W10 BAS=[YR=2022] W20 S57 FGR=[YR=2022] S21 E18 FOP=[YR=2022] S6 E12 N15 W5 S7 W6 S2 W1$ E1 N21 W19 $ E19 S19 E6 N7 E5 N54 W10 N15 $ S15 E10 N15$.

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