LOT 15
CONCOURSE CROSSING PHASE 1
OR 2554/1692

PYLES CHRISTOPHER R & ANDREA K
95342 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0015-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

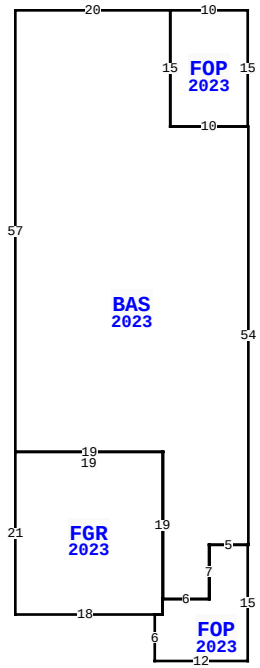
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2023	1,738	195,740
FGR	399	55	2023	219	24,665
FOP	129	30	2023	39	4,392
FOP	150	30	2023	45	5,069
TOTALS	2,416			2,041	229,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	107.8000	113.19	231,021	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1738 HX Base Yr 2024



95342 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		229,866
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,331
SOH/AGL Deduction		0
ASSESSED VALUE		318,331
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,920
TOTAL JUST VALUE		318,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002715	CO ISSUED	0	02/28/2023
22009492	NEW CONSTR	281,613	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1777	3/01/2023	WD	Q	I	01	391,700

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: PYLES CHRISTOPHER R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W10 N15 W20 S57 E0.1 E19 S19 E6 N7 E5 N54 $
FOP=[YR=2023;ORIG=70,-5] W10 S15 E10 N15 $
FGR=[YR=2023;ORIG=40,52] E19 S19 S2 W1 W18 N21 $
FOP=[YR=2023;ORIG=70,64] W5 S7 W6 S2 W1 S6 E12 N15 $
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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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	000134	C	RES POND	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 05/15/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS