LOT 28
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MOLUSKY MARY L/E/
95375 KATY ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

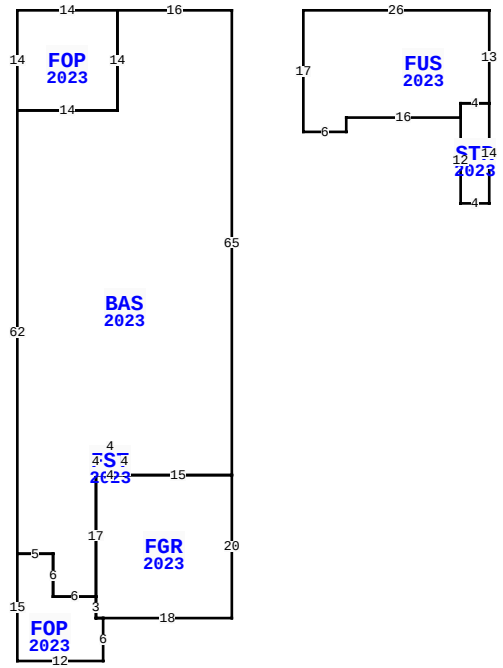
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	207,163
FGR	380	55	2023	209	22,848
FOP	135	30	2023	40	4,373
FOP	196	30	2023	59	6,450
FST	16	55	2023	9	984
FUS	394	100	2023	394	43,073
STR	56	10	2023	6	656
TOTALS	3,072			2,612	285,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	104.6400	109.87	286,980	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2289 HX Base Yr 2024



95375 KATY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,545
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,545
SOH/AGL Deduction		0
ASSESSED VALUE		370,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,134
TOTAL JUST VALUE		370,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010403	NEW CONSTR	367,129	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/201	7/31/2024	LE	U	I	11	100
GRANTOR: MOLUSKY MARY						
GRANTEE: MOYER MARYBETH						
2681/630	11/17/2023	WD	Q	I	01	409,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: MOLUSKY MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=80,10] E26 S13 W4 S2 W16 S2 W6 N17 $
FGR=[YR=2023;ORIG=70,75] W15 W4 S17 S3 E1 E18 N20 $
FOP=[YR=2023;ORIG=40,10] E14 S14 W14 N14 $
STR=[YR=2023;ORIG=102,23] E4 S14 W4 N12 N2 $
FST=[YR=2023;ORIG=51,71] E4 S4 W4 N4 $
BAS=[YR=2023;ORIG=70,10] W16 S14 W14 S62 E5 S6 E6 N17 N4 E4 S4 E15 N65 $
FOP=[YR=2023;ORIG=40,86] E5 S6 E6 S3 E1 S6 W12 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	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 04/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS