LOT 32
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BURDEKIN ROBERT & JUDITH
95343 KATY ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0032-0000

BUILDING CHARACTERISTICS

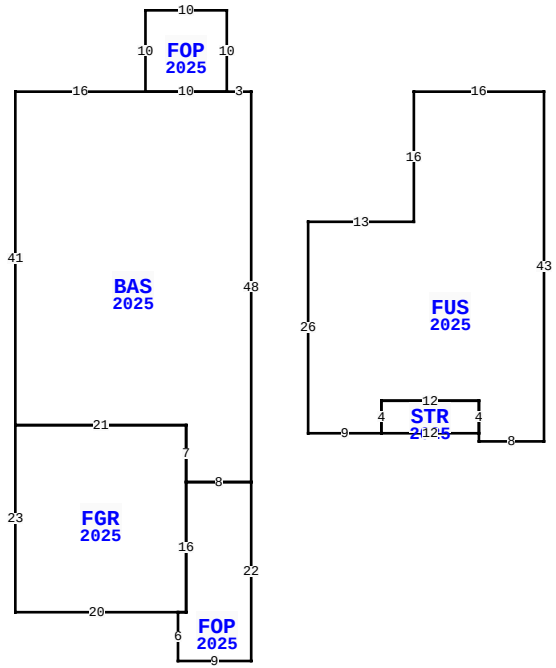
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,245	100	2025	1,245	135,531
FGR	483	55	2025	266	28,957
FOP	100	30	2025	30	3,266
FOP	182	30	2025	55	5,987
FUS	970	100	2025	970	105,594
STR	48	10	2025	5	544
TOTALS	3,028			2,571	279,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	103.6800	108.86	279,879	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2215 HX Base Yr 2026



95343 KATY 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		279,879
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		364,879
SOH/AGL Deduction		0
ASSESSED VALUE		364,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,468
TOTAL JUST VALUE		364,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002374	PRIVATE PROVIDER	358,349	02/28/2024
B230007935	HTD 2225	358,349	06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1330	2/29/2024	WD	Q	I	01	410,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: BURDEKIN ROBERT & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 E10 E3 S48 W8 N7 W21 N41 $
FOP=[YR=2025;ORIG=26,10] E10 N10 W10 S10 $
FGR=[YR=2025;ORIG=31,51] W21 S23 E20 E1 N16 N7 $
FOP=[YR=2025;ORIG=31,58] E8 S22 W9 N6 E1 N16 $
FUS=[YR=2025;ORIG=59,26] N16 E16 S43 W8 N1 N4 W12 S4 W9 N26 E13 $
STR=[YR=2025;ORIG=55,48] E12 S4 W12 N4 $
.

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 07/02/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS