LOT 81
CONCOURSE CROSSING PHASE 2
OR 2583/198

NELSON STEVEN W
95153 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

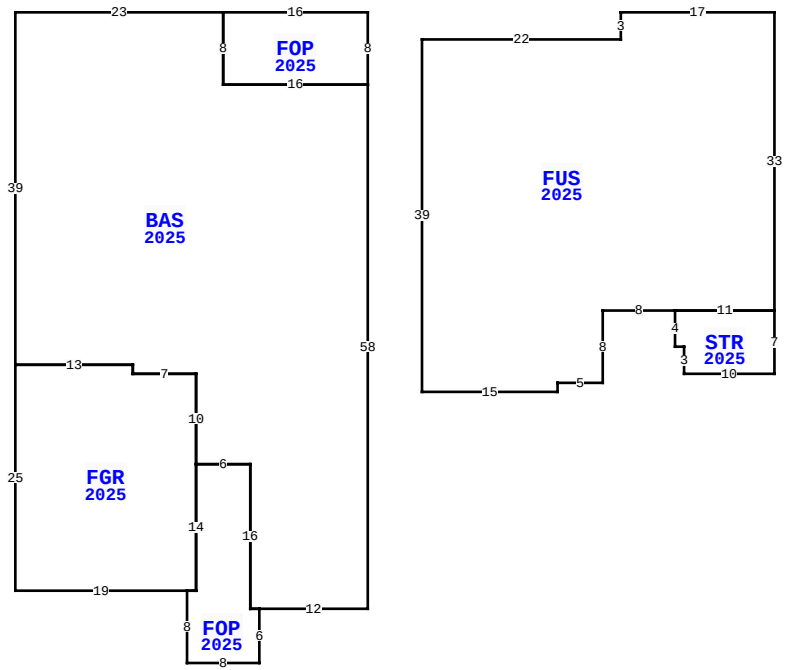
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	1,817	100	2025	1,817	188,877
FGR	493	55	2025	271	28,170
FOP	128	30	2025	38	3,950
FOP	146	30	2025	44	4,574
FUS	1,396	100	2025	1,396	145,114
STR	74	10	2025	7	728
TOTALS	4,054			3,573	371,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,573	99.0000	103.95	371,413	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3213 HX Base Yr 2026



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

95153 LOCK ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,413
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		506,413
SOH/AGL Deduction		0
ASSESSED VALUE		506,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		455,002
TOTAL JUST VALUE		506,413
NCON VALUE		54,366
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003054	861-324 855-964	29,668	03/25/2025
240010866	CO		09/23/2024
B230012749	SFR H3196 G493	569,953	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1849	9/26/2024	WD	Q	I	01	530,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: NELSON STEVEN W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E23 S8 E16 S58 W12 W1 N16 W6 N10 W7 N1 W13 N39 $
FUS=[YR=2025;ORIG=55,13] E22 N3 E17 S33 W11 W8 S8 W5 S1 W15 N39 $
FGR=[YR=2025;ORIG=30,50] W7 N1 W13 S25 E19 E1 N14 N10 $
FOP=[YR=2025;ORIG=30,60] E6 S16 E1 S6 W8 N8 E1 N14 $
FOP=[YR=2025;ORIG=33,18] E16 N8 W16 S8 $
STR=[YR=2025;ORIG=83,43] E11 S7 W10 N3 W1 N4 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000135	C	RES NATURAL	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 12/05/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS