LOT 85
CONCOURSE CROSSING PHASE 2
OR 2583/198

EMERY MICHAEL & DAWN
95185 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0085-0000

BUILDING CHARACTERISTICS

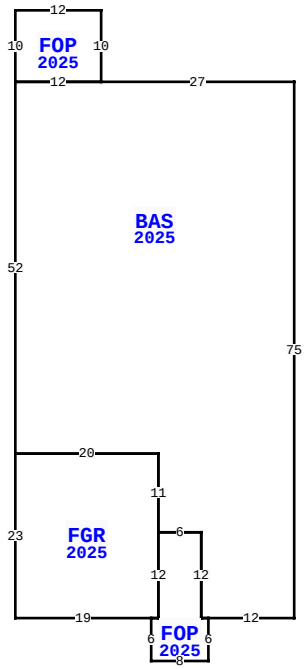
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,393	100	2025	2,393	267,753
FGR	460	55	2025	253	28,308
FOP	120	30	2025	36	4,028
FOP	120	30	2025	36	4,028
TOTALS	3,093			2,718	304,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	106.5600	111.89	304,117	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2393 HX Base Yr 2025



95185 LOCK 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		304,117
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		389,117
SOH/AGL Deduction		0
ASSESSED VALUE		389,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,706
TOTAL JUST VALUE		389,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009687	PRIVATE PROVIDER	434,143	08/21/2024
B230012708	SFR H2396 G 463	434,143	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/114	8/22/2024	WD	Q	I	02	450,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: EMERY MICHAEL & DAW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 E27 S75 W12 W1 N12 W6 N11 W20 N52 $
FOP=[YR=2025;ORIG=10,10] E12 N10 W12 S10 $
FGR=[YR=2025;ORIG=30,62] W20 S23 E19 E1 N12 N11 $
FOP=[YR=2025;ORIG=30,73] E6 S12 E1 S6 W8 N6 E1 N12 $
.

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	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 10/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS