LOT 97
CONCOURSE CROSSING PHASE 2
OR 2583/198

VONG NGAY/MAI DIEM
95085 ROCKY PL
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0097-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

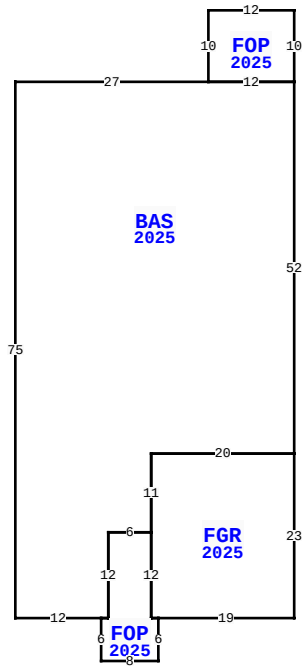
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2025	2,393	262,919
FGR	460	55	2025	253	27,797
FOP	120	30	2025	36	3,955
FOP	120	30	2025	36	3,955
TOTALS	3,093			2,718	298,627

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	104.6400	109.87	298,627	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2393 HX Base Yr



95085 ROCKY PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	298,627
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	383,627
SOH/AGL Deduction	0
ASSESSED VALUE	383,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,627
TOTAL JUST VALUE	383,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006979	PRIVATE PROVIDER	434,143	06/12/2024
240006979	CO		06/12/2024
B230012720	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
2721/1357	6/25/2024	WD	Q	I	02	470,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: VONG NGAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E27 E12 S52 W20 S11 W6 S12 W1 W12 N75 $
FOP=[YR=2025;ORIG=37,10] E12 N10 W12 S10 $
FOP=[YR=2025;ORIG=23,73] E6 S12 E1 S6 W8 N6 E1 N12 $
FGR=[YR=2025;ORIG=29,62] E20 S23 W19 W1 N12 N11 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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