LOT 99
CONCOURSE CROSSING PHASE 2
OR 2583/198

WHITEHEAD JAMES M & LISA
95058 ROCKY PL
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

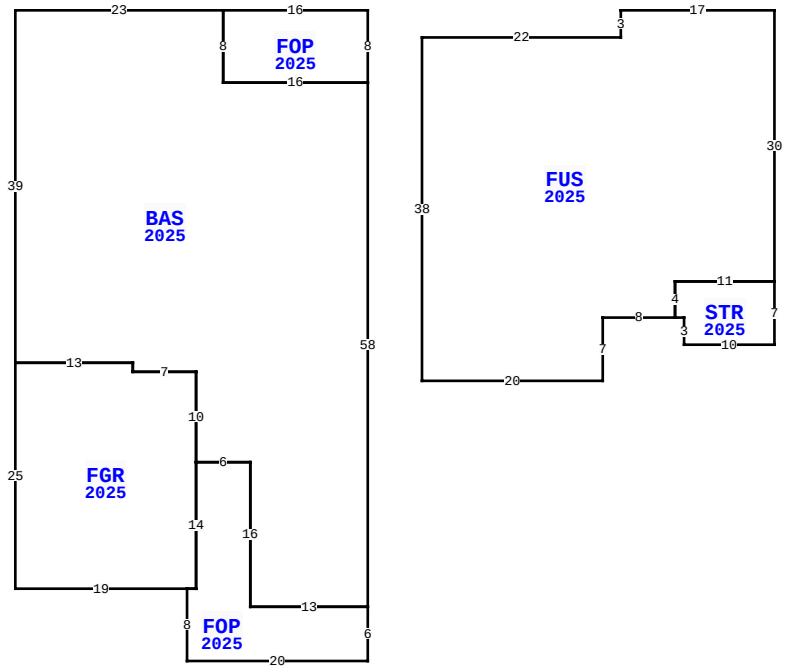
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,817	100	2025	1,817	187,841
FGR	493	55	2025	271	28,016
FOP	128	30	2025	38	3,928
FOP	218	30	2025	65	6,720
FUS	1,356	100	2025	1,356	140,183
STR	74	10	2025	7	724
TOTALS	4,086			3,554	367,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,554	98.4600	103.38	367,413	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 3173 HX Base Yr 2025



95058 ROCKY PL, 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	367,413
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	452,413
SOH/AGL Deduction	136,147
ASSESSED VALUE	316,266
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	264,855
TOTAL JUST VALUE	452,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004811	PRIVATE PROVIDER	566,497	04/25/2024
B230012914	SFR 3161 G493	566,497	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1940	4/26/2024	WD	Q	I	01	530,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: WHITEHEAD JAMES M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E23 S8 E16 S58 W13 N16 W6 N10 W7 N1 W13 N39 $
FUS=[YR=2025;ORIG=55,13] E22 N3 E17 S30 W11 S4 W8 S7 W20 N38 $
FGR=[YR=2025;ORIG=30,50] W7 N1 W13 S25 E19 E1 N14 N10 $
FOP=[YR=2025;ORIG=30,60] E6 S16 E13 S6 W20 N8 E1 N14 $
FOP=[YR=2025;ORIG=33,18] E16 N8 W16 S8 $
STR=[YR=2025;ORIG=83,40] 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

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	000100	C	RES	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 07/01/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS