LOT 100
CONCOURSE CROSSING PHASE 2
OR 2583/198

HUTTON BETSY LIVING TRUST/HUTTON BETSY TRUSTEE
95050 ROCKY PL
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

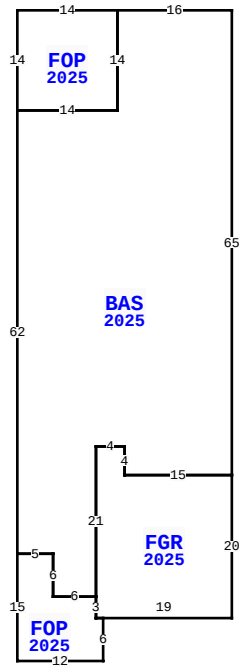
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,895	100	2025	1,895	213,320
FGR	396	55	2025	218	24,540
FOP	135	30	2025	40	4,503
FOP	196	30	2025	59	6,642
TOTALS	2,622			2,212	249,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	107.2120	112.57	249,005	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1895 HX Base Yr 2025



95050 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		249,005
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,005
SOH/AGL Deduction		183,577
ASSESSED VALUE		150,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,017
TOTAL JUST VALUE		334,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006752	PRIVATE PROVIDER	349,987	06/06/2024
240006752	CO		06/06/2024
B240000465	PRIVATE PROVIDER	349,987	01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2768/767	2/17/2025	WD	U	I	11	100
GRANTOR: HUTTON BETSY						
GRANTEE: HUTTON BETSY LIVING						
2719/1105	6/14/2024	WD	Q	I	01	400,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: HUTTON BETSY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=24,24] N14 E16 S65 W15 N4 W4 S21 W6 N6 W5 N62 E14 $
FOP=[YR=2025;ORIG=24,24] W14 N14 E14 S14 $
FGR=[YR=2025;ORIG=21,71] E4 S4 E15 S20 W19 N3 N21 $
FOP=[YR=2025;ORIG=10,86] E5 S6 E6 S3 E1 S6 W12 N15 $
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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	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