LOT 101
CONCOURSE CROSSING PHASE 2
OR 2583/198

REAVES THOMAS M JR & ELIZABETH
95042 ROCKY PL
FERNANDINA BEACH, FL 32097

2026

29-2N-28-0330-0101-0000

BUILDING CHARACTERISTICS

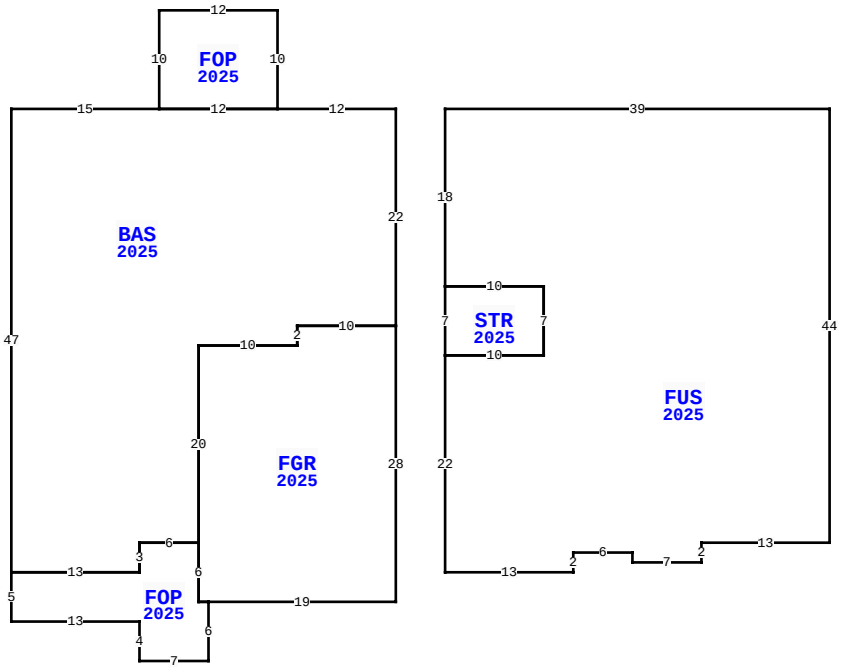
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,335	100	2025	1,335	142,378
FGR	540	55	2025	297	31,675
FOP	120	30	2025	36	3,839
FOP	143	30	2025	43	4,586
FUS	1,705	100	2025	1,705	181,838
STR	70	10	2025	7	747
TOTALS	3,913			3,423	365,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,423	101.5680	106.65	365,063	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3040 HX Base Yr



95042 ROCKY PL, 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		365,063
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		450,063
SOH/AGL Deduction		0
ASSESSED VALUE		450,063
TOTAL EXEMPTION VALUE	13	450,063
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		450,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26005285	IN GROUND SWIMMIN	125,300	05/15/2026
CO240007659	PRIVATE PROVIDER	547,538	06/27/2024
240007659	CO		06/27/2024
B230012694	SFR H3039 G522	547,538	10/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1896	6/27/2024	WD	Q	I	01	470,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: REAVES THOMAS M JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E15 E12 E12 S22 W10 S2 W10 S20 W6 S3 W13 N47 $
FOP=[YR=2025;ORIG=25,10] E12 N10 W12 S10 $
FGR=[YR=2025;ORIG=29,34] E10 N2 E10 S28 W19 W1 N6 N20 $
FOP=[YR=2025;ORIG=29,54] W6 S3 W13 S5 E13 S4 E7 N6 W1 N6 $
FUS=[YR=2025;ORIG=54,10] E39 S44 W13 S2 W7 N1 W6 S2 W13 N22 E10 N7 W10 N18 $
STR=[YR=2025;ORIG=54,28] E10 S7 W10 N7 $
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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