LOT 1
CONCOURSE CROSSING PHASE 3 OR 27

ANKLE DAVID & RANDI
96101 BROADMOOR RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0001-0000

BUILDING CHARACTERISTICS

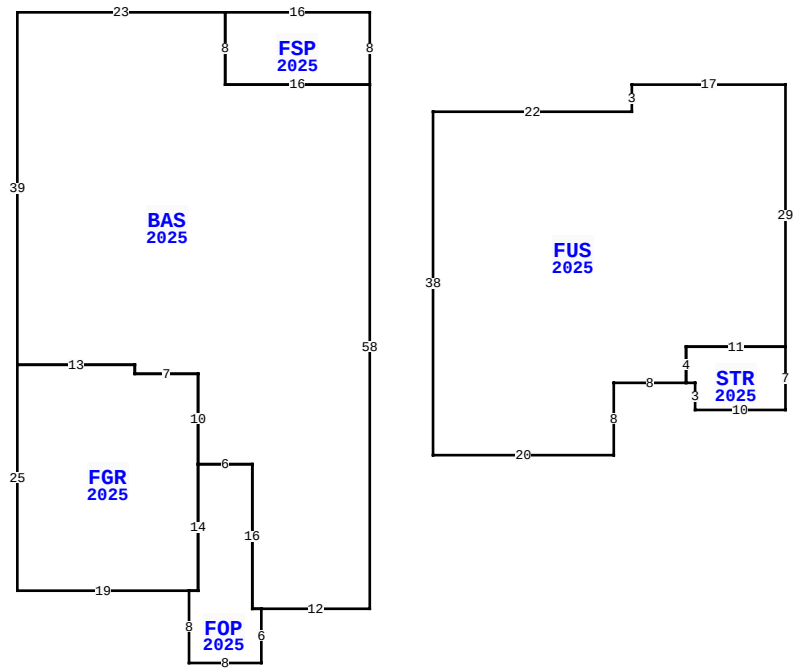
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	187,151
FGR	493	55	2025	271	27,913
FOP	146	30	2025	44	4,532
FSP	128	40	2025	51	5,253
FUS	1,337	100	2025	1,337	137,711
STR	74	10	2025	7	721
TOTALS	3,995			3,527	363,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,527	98.1000	103.00	363,281	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 3154 HX Base Yr 2025



96101 BROADMOOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,281
TOTAL MARKET OB/XF VALUE		76,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		525,241
SOH/AGL Deduction		76,257
ASSESSED VALUE		448,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		397,573
TOTAL JUST VALUE		525,241
NCON VALUE		85,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009602	0912-40*44=1760	36,380	08/26/2025
250001882	INGROUND POOL	95,191	02/21/2025
CO240013761	PRIVATE PROVIDER	566,497	12/12/2024
B240008658	H3161	566,497	07/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/483	12/12/2024	WD	Q	I	01	519,600

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: ANKLE DAVID & RANDI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,20] E23 S8 E16 S58 W12 W1 N16 W6 N10 W7 N1 W13 N39 $
FUS=[YR=2025;ORIG=56,31] E22 N3 E17 S29 W11 S4 W8 S8 W20 N38 $
FGR=[YR=2025;ORIG=30,60] W7 N1 W13 S25 E19 E1 N14 N10 $
FOP=[YR=2025;ORIG=30,70] E6 S16 E1 S6 W8 N8 E1 N14 $
FSP=[YR=2025;ORIG=33,28] E16 N8 W16 S8 $
STR=[YR=2025;ORIG=84,57] 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
2	0912	SCRN RM G	0	100	44	40	1,760.00	SF	21.00	21.00	100	2026	2025		100	36,960	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 76,960

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 09/25/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS