LOT 23
CONCOURSE CROSSING PHASE 3 OR 27

LEHNER ROBERT & LINDA
96285 BROADMOOR RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0023-0000

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	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

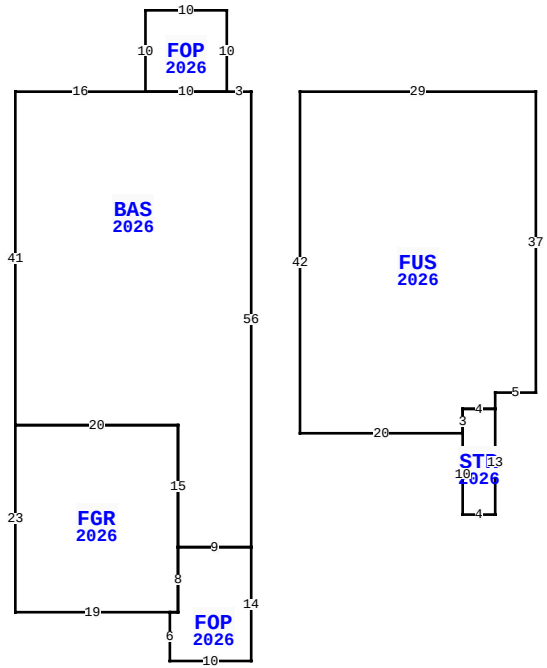
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	2026	1,324	143,336
FGR	460	55	2026	253	27,390
FOP	100	30	2026	30	3,248
FOP	132	30	2026	40	4,330
FUS	1,181	100	2026	1,181	127,855
STR	52	10	2026	5	541
TOTALS	3,249			2,833	306,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,833	103.1040	108.26	306,701	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2505 HX Base Yr 2026



96285 BROADMOOR RD, 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		306,701
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,701
SOH/AGL Deduction		0
ASSESSED VALUE		391,701
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,290
TOTAL JUST VALUE		391,701
NCON VALUE		306,701
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250005123	CO		05/13/2025
B240013958	PRIVATE PROVIDER	456,809	12/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/126	6/30/2025	WD	Q	I	01	425,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: LEHNER ROBERT & LIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 E10 E3 S56 W9 N15 W20 N41 $
FOP=[YR=2026;ORIG=26,10] E10 N10 W10 S10 $
FGR=[YR=2026;ORIG=30,51] W20 S23 E19 E1 N8 N15 $
FOP=[YR=2026;ORIG=30,66] E9 S14 W10 N6 E1 N8 $
FUS=[YR=2026;ORIG=45,10] E29 S37 W5 S2 W4 S3 W20 N42 $
STR=[YR=2026;ORIG=65,49] E4 S13 W4 N10 N3 $
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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 05/29/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS