LOT 32
CONCOURSE CROSSING PHASE 3 OR 27

BENNETT FRANCIS EDWARD
96405 STILLPOINT WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0032-0000

BUILDING CHARACTERISTICS

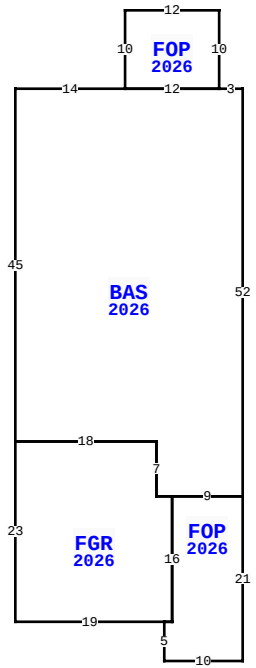
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,382	100	2026	1,382	164,555
FGR	446	55	2026	245	29,172
FOP	120	30	2026	36	4,287
FOP	194	30	2026	58	6,906
TOTALS	2,142			1,721	204,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	113.4000	119.07	204,919	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1382 HX Base Yr



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

96405 STILLPOINT WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,919
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	289,919
SOH/AGL Deduction	0
ASSESSED VALUE	289,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,919
TOTAL JUST VALUE	289,919
NCON VALUE	204,919
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008033			07/21/2025
B250002866	PRIVATE PROVIDER	273,886	03/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2804/150	7/29/2025	WD	Q	I	01	372,857

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: BENNETT FRANCIS EDW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E14 E12 E3 S52 W9 W2 N7 W18 N45 $
FOP=[YR=2026;ORIG=24,10] E12 N10 W12 S10 $
FGR=[YR=2026;ORIG=28,55] W18 S23 E19 E1 N16 W2 N7 $
FOP=[YR=2026;ORIG=30,62] E9 S21 W10 N5 E1 N16 $
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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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/30/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS