LOT 36
CONCOURSE CROSSING PHASE 3 OR 27

MARCERON SAMANTHA LEE & JOHN
96437 STILLPOINT WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0036-0000

BUILDING CHARACTERISTICS

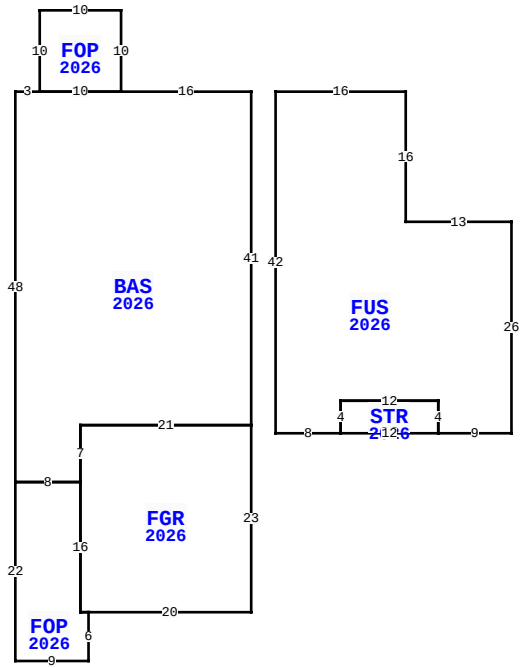
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,245	100	2026	1,245	136,041
FGR	483	55	2026	266	29,066
FOP	100	30	2026	30	3,278
FOP	182	30	2026	55	6,010
FUS	962	100	2026	962	105,118
STR	48	10	2026	5	546
TOTALS	3,020			2,563	280,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	104.0640	109.27	280,059	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2207 HX Base Yr



96437 STILLPOINT WAY, 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		280,059
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,059
SOH/AGL Deduction		0
ASSESSED VALUE		365,059
TOTAL EXEMPTION VALUE	13	365,059
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		365,059
NCON VALUE		280,059
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009552			08/25/2025
B250005405	N RES 503	414,786	05/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/180	9/18/2025	WD	Q	I	01	422,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MARCERON SAMANTHA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E3 E10 E16 S41 W21 S7 W8 N48 $
FOP=[YR=2026;ORIG=13,10] E10 N10 W10 S10 $
FUS=[YR=2026;ORIG=42,10] E16 S16 E13 S26 W9 N4 W12 S4 W8 N42 $
STR=[YR=2026;ORIG=50,48] E12 S4 W12 N4 $
FGR=[YR=2026;ORIG=18,51] E21 S23 W20 W1 N16 N7 $
FOP=[YR=2026;ORIG=18,58] W8 S22 E9 N6 W1 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	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