LOT 41
CONCOURSE CROSSING PHASE 3 OR 27

ENGEL DAVID
96477 STILLPOINT WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0041-0000

BUILDING CHARACTERISTICS

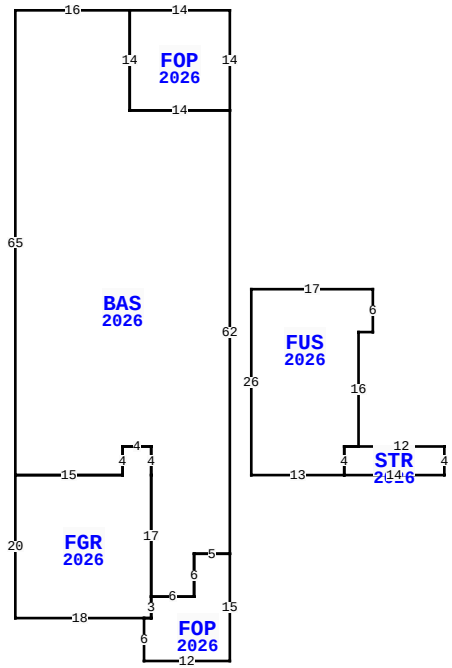
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,895	100	2026	1,895	208,981
FGR	396	55	2026	218	24,041
FOP	135	30	2026	40	4,411
FOP	196	30	2026	59	6,507
FUS	394	100	2026	394	43,450
STR	56	10	2026	6	662
TOTALS	3,072			2,612	288,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	105.0240	110.28	288,051	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2289 HX Base Yr



96477 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	288,051
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	373,051
SOH/AGL Deduction	0
ASSESSED VALUE	373,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,051
TOTAL JUST VALUE	373,051
NCON VALUE	288,051
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008224			07/25/2025
B250003470	PRIVATE PROVIDER	423,643	04/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/844	2/25/2026	WD	Q	I	01	400,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: ENGEL DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 S14 E14 S62 W5 S6 W6 N17 N4 W4 S4 W15 N65 $
FUS=[YR=2026;ORIG=43,49] E17 S6 W2 S16 W2 S4 W13 N26 $
FGR=[YR=2026;ORIG=29,75] N4 W4 S4 W15 S20 E18 E1 N3 N17 $
FOP=[YR=2026;ORIG=26,24] E14 N14 W14 S14 $
FOP=[YR=2026;ORIG=35,86] E5 S15 W12 N6 E1 N3 E6 N6 $
STR=[YR=2026;ORIG=56,71] E2 E12 S4 W14 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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