LOT 45
CONCOURSE CROSSING PHASE 3 OR 27

BILVIA LLC
3248 WATERFRONT DR
CHATTANOOGA, TN 37419

2026

29-2N-28-0331-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

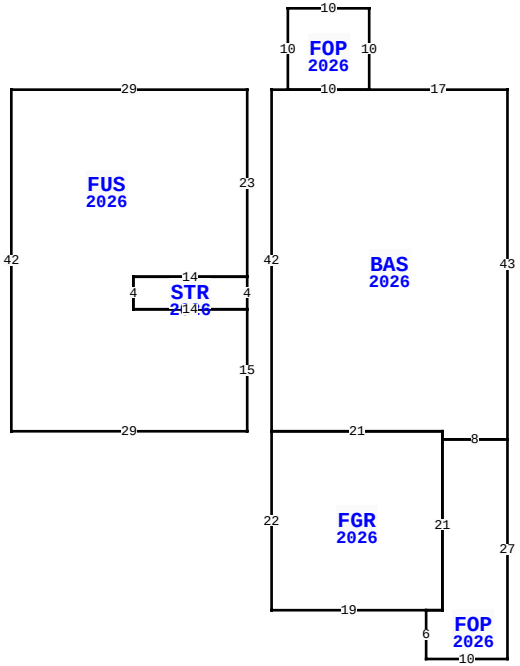
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,226	100	2026	1,226	137,668
FGR	462	55	2026	254	28,522
FOP	100	30	2026	30	3,369
FOP	228	30	2026	68	7,636
FUS	1,162	100	2026	1,162	130,481
STR	56	10	2026	6	674
TOTALS	3,234			2,746	308,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	106.9440	112.29	308,348	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2388 HX Base Yr



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

96509 STILLPOINT WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	308,348
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	393,348
SOH/AGL Deduction	0
ASSESSED VALUE	393,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,348
TOTAL JUST VALUE	393,348
NCON VALUE	308,348
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010512	CO	444,749	09/18/2025
B250005750	N RES 503	444,749	05/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/95	1/27/2026	QC	U	I	11	100
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: BILVIA LLC						
2818/1698	9/24/2025	WD	Q	I	01	442,100
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: BILVA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E2 E10 E17 S43 W8 N1 W21 N42 $
FOP=[YR=2026;ORIG=12,10] E10 N10 W10 S10 $
FGR=[YR=2026;ORIG=31,52] W21 S22 E19 E2 N21 N1 $
FOP=[YR=2026;ORIG=31,53] E8 S27 W10 N6 E2 N21 $
FUS=[YR=2026;ORIG=7,10] W29 S42 E29 N15 W14 N4 E14 N23 $
STR=[YR=2026;ORIG=7,33] W14 S4 E14 N4 $
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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 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