LOT 50
CONCOURSE CROSSING PHASE 3 OR 27

MCBRIDE SHELLBY YVETTE
96549 STILLPOINT WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0050-0000

BUILDING CHARACTERISTICS

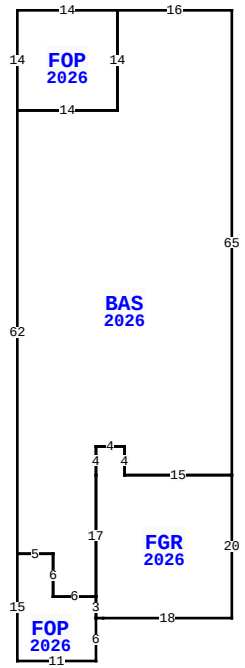
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,895	100	2026	1,895	213,320
FGR	396	55	2026	218	24,540
FOP	129	30	2026	39	4,390
FOP	196	30	2026	59	6,642
TOTALS	2,616			2,211	248,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	107.2120	112.57	248,892	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1895 HX Base Yr



96549 STILLPOINT WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,892
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	333,892
SOH/AGL Deduction	0
ASSESSED VALUE	333,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,892
TOTAL JUST VALUE	333,892
NCON VALUE	248,892
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010520	CO	357,698	09/18/2025
B250006529	N RES 503	357,698	06/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/1099	9/25/2025	WD	Q	I	01	412,200

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MCBRIDE SHELLBY YVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=24,24] N14 E16 S65 W15 N4 W4 S4 S17 W6 N6 W5 N62 E14 $
FOP=[YR=2026;ORIG=24,24] W14 N14 E14 S14 $
FGR=[YR=2026;ORIG=21,75] N4 E4 S4 E15 S20 W18 W1 N3 N17 $
FOP=[YR=2026;ORIG=21,92] W6 N6 W5 S15 E11 N6 N3 $
.

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