LOT 82
CONCOURSE CROSSING PHASE 3 OR 27

PRICE BRADLEY/LOHRER KIMBERLY
96252 BROADMOOR RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

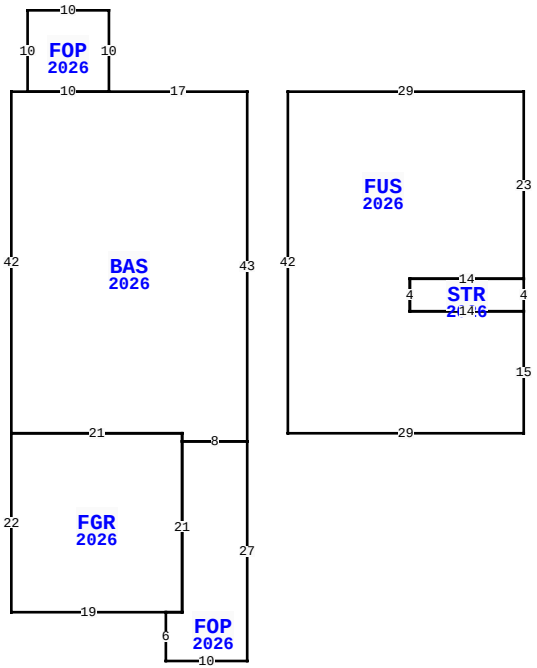
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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 100% - 2026 Heated Area: 2388 HX Base Yr 2026



96252 BROADMOOR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/13/2025 MLU
INC DATE		AG DATE	

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	HX HB	51,411
BASE TAXABLE VALUE		341,937
TOTAL JUST VALUE		393,348
NCON VALUE		308,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003283	PRIVATE PROVIDER	439,509	03/31/2025
B240012143	PRIVATE PROVIDER	439,509	10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/472	6/27/2025	WD	Q	I	01	444,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: PRICE BRADLEY

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=44,10] E29 S23 W14 S4 E14 S15 W29 N42 $
STR=[YR=2026;ORIG=59,33] E14 S4 W14 N4 $
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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	000134	C	RES POND	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 05/29/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS