LOT 83
CONCOURSE CROSSING PHASE 3 OR 27

MORTON WILLIAM ALAN & KELLY N
96244 BROADMOOR RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0083-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

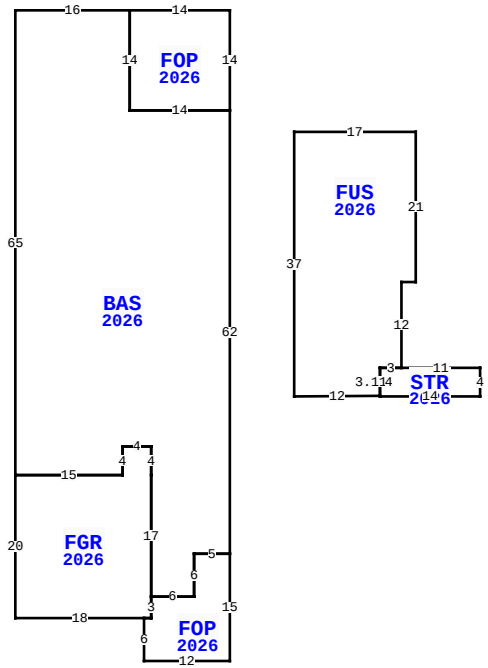
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2026	1,895	210,876
FGR	396	55	2026	218	24,259
FOP	135	30	2026	40	4,451
FOP	196	30	2026	59	6,566
FUS	585	100	2026	585	65,099
STR	56	10	2026	6	668
TOTALS	3,263			2,803	311,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	105.9840	111.28	311,918	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2480 HX Base Yr



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

96244 BROADMOOR RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	311,918
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,918
SOH/AGL Deduction	0
ASSESSED VALUE	396,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,918
TOTAL JUST VALUE	396,918
NCON VALUE	311,918
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002679	PRIVATE PROVIDER	452,231	03/14/2025
B240011488	PRIVATE PROVIDER	452,231	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/632	3/31/2025	WD	Q	I	01	460,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: MORTON WILLIAM ALAN

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=49,27] E17 S21 W2 S12 W3 S3.11 D0.1L12 N37 $
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=29,92] E6 N6 E5 S15 W12 N6 E1 N3 $
STR=[YR=2026;ORIG=61,60] E3 E11 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	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 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