LOT 89
CONCOURSE CROSSING PHASE 3 OR 27

NELSON BERNARD/BANKS MICHELLE
96172 BROADMOOR RD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0331-0089-0000

BUILDING CHARACTERISTICS

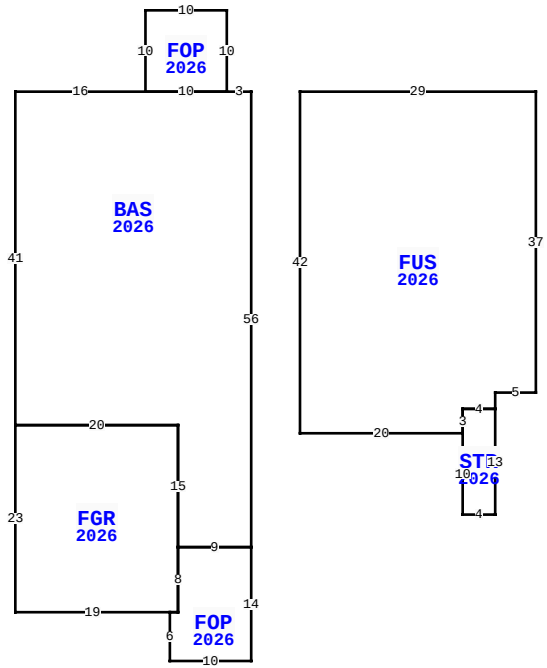
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,324	100	2026	1,324	144,673
FGR	460	55	2026	253	27,645
FOP	100	30	2026	30	3,278
FOP	132	30	2026	40	4,371
FUS	1,181	100	2026	1,181	129,048
STR	52	10	2026	5	546
TOTALS	3,249			2,833	309,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,833	104.0640	109.27	309,562	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2505 HX Base Yr



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

96172 BROADMOOR RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,562
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	394,562
SOH/AGL Deduction	0
ASSESSED VALUE	394,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,562
TOTAL JUST VALUE	394,562
NCON VALUE	309,562
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001629	PRIVATE PROVIDER	569,919	02/14/2025
B240010099	PRIVATE PROVIDER	569,919	08/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/363	4/25/2025	WD	Q	I	01	465,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: NELSON BERNARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 E10 E3 S56 W9 N15 W20 N41 $
FOP=[YR=2026;ORIG=26,10] E10 N10 W10 S10 $
FGR=[YR=2026;ORIG=30,51] W20 S23 E19 E1 N8 N15 $
FOP=[YR=2026;ORIG=30,66] E9 S14 W10 N6 E1 N8 $
FUS=[YR=2026;ORIG=45,10] E29 S37 W5 S2 W4 S3 W20 N42 $
STR=[YR=2026;ORIG=65,49] E4 S13 W4 N10 N3 $
.

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 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