UNIT 3 LOT A
CONCOURSE CROSSING PHASE 1 R/P
OR 2590/692

WRIGHT JODI ANN
95020 TERRI'S WAY
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0330-0003-00A0**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4095.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

95020 TERRI'S WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 39,280 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 64,280 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 64,280 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 64,280 |
| TOTAL JUST VALUE | 64,280 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 64,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240003446 | PRIVATE PROVIDER | 324,802 | 03/26/2024 |
| 23003273 | NEW CONSTR | 324,803 | 03/13/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2703/448 | 3/27/2024 | WD | Q | I | 01 | 343,600 |

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: WRIGHT JODI ANN

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 3,928.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 39,280 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,280

| 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 | 000001 | C | V RS W/XFOB | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS