LOT 55
CONCOURSE CROSSING PHASE 1
OR 2554/1692

SARNOWSKI JANICE ELLEN
95257 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0055-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	01	Quality Level 01

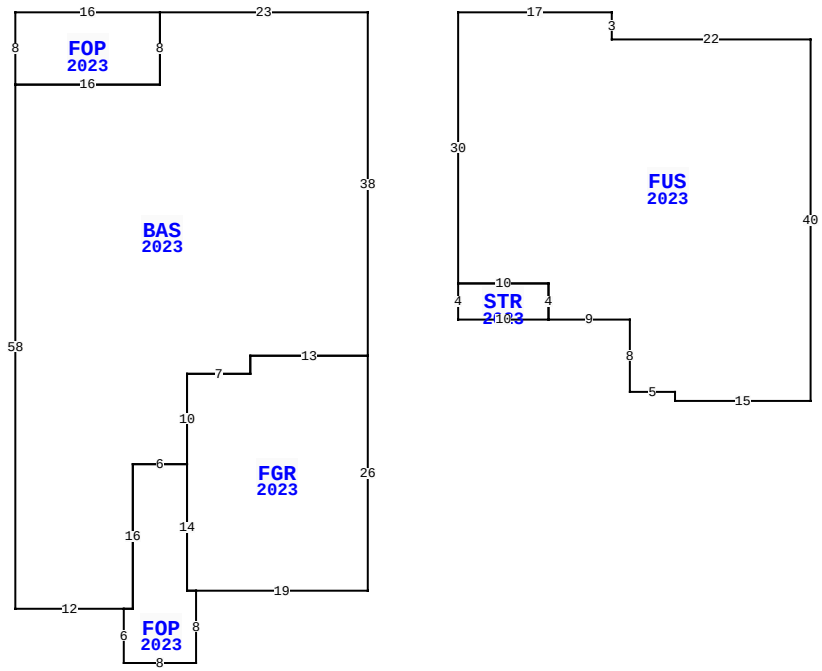
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	202,752
FGR	506	55	278	31,244
FOP	128	30	38	4,271
FOP	146	30	44	4,945
FUS	1,395	100	1,395	156,784
STR	40	10	4	450
TOTALS	4,019		3,563	400,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,563	89.9100	112.39	400,446	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 3199 HX Base Yr



95257 TERRI'S WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	400,446
TOTAL MARKET OB/XF VALUE	80,726
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	541,172
SOH/AGL Deduction	0
ASSESSED VALUE	541,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,172
TOTAL JUST VALUE	541,172
NCON VALUE	80,726
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013229	POOL ENCL	22,100	10/16/2023
B230011399	POOL	108,597	09/07/2023
22010546	NEW CONSTR	505,388	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/570	6/19/2023	WD	Q	I	03	520,700

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: SARNOWSKI JANICE EL

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	545.00	SF	5.20	5.20	100	2023	2023		100	2,834	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2023	2023		100	312	
3	0861	POOL GUNIT	0	0	0	0	520.00	SF	85.00	85.00	100	2024	2023		100	44,200	
4	0912	SCRN RM G	0	0	0	0	1,170.00	SF	20.00	20.00	100	2024	2023		100	23,400	
5	0855	CONC PAVER	0	0	0	0	650.00	SF	10.00	10.00	100	2024	2023		100	6,500	
6	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	100	2024	2023		100	2,880	
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,5] W23 S8 W16 S58 E12 E1 N16 E6 N10 E7 N2 E13 N38 $
FOP=[YR=2023;ORIG=11,5] E16 S8 W16 N8 $
FGR=[YR=2023;ORIG=30,45] E7 N2 E13 S26 W19 W1 N14 N10 $
FOP=[YR=2023;ORIG=24,55] E6 S14 E1 S8 W8 N6 E1 N16 $
FUS=[YR=2023;ORIG=60,5] E17 S3 E22 S40 W15 N1 W5 N8 W9 N4 W10 N30 $
STR=[YR=2023;ORIG=60,35] E10 S4 W10 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 80,726

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS