

LOT 65
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BRANHAM-LUCAS LOU DEBORAH
8005 SW 21ST PARKWAY
OKEECHOBEE, FL 34974

2024

29-2N-28-0330-0065-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,037	97.0200	121.28	247,047	2023	2023	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2024													Heated Area: 1734													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	1,734	100	1,734	210,300																									
FGR	399	55	219	26,560																									
FOP	129	30	39	4,730																									
FOP	150	30	45	5,458																									
TOTALS			2,412		2,037	247,047																							
EXTRA FEATURES			95169 TERRI'S WAY, FERNANDINA BEACH																										
L N	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	698.00	SF	5.20	5.20	100	2023	2023		100	3,630													
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2023	2023		100	468													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 04/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/153	6/14/2024	WD	Q	I	01	360,000

GRANTOR: ACKERMANN JOHN M & EL

GRANTEE: BRANHAM-LUCAS LOU D

2687/1693	12/21/2023	WD	Q	I	01	349,000
-----------	------------	----	---	---	----	---------

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: ACKERMANN JOHN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W20 S57 E19 S19 E6 N7 E5 N54 W10 N15 \$

FOP=[YR=2023;ORIG=70,10] E10 S15 W10 N15 \$

FGR=[YR=2023;ORIG=50,67] E19 S19 S2 W1 W18 N21 \$

FOP=[YR=2023;ORIG=80,79] W5 S7 W6 S2 W1 S6 E12 N15 \$