

LOT 67
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MOORE CURTIS
95137 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0067-0000



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/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
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,037	97.0200	121.28	247,047	2023	2023	0	0
1 SNGL FAM - 0% - 2024									
Heated Area: 1734									
HX Base Yr									

95137 TERRI'S WAY, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/15/2023 MLU									

TOTAL OB/XF									
4,212									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
247,047									
TOTAL MARKET OB/XF VALUE									
4,212									
TOTAL LAND VALUE - MARKET									
60,000									
TOTAL MARKET VALUE									
311,259									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
311,259									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
311,259									
TOTAL JUST VALUE									
311,259									
NCON VALUE									
4,212									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
60,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230010912	CO		08/24/2023
22010400	NEW CONSTR	281,613	07/07/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2664/1266	8/29/2023	WD	Q	I	01	370,000			

GRANTOR: CENTURY COMMUNITIES 0									
GRANTEE: MOORE CURTIS									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=70,0] W20 S15 W10 S54 E5 S7 E6 N19 E19 N57 \$									
FOP=[YR=2023;ORIG=40,0] E10 S15 W10 N15 \$									
FGR=[YR=2023;ORIG=51,57] E19 S21 W18 W1 N2 N19 \$									
FOP=[YR=2023;ORIG=40,69] E5 S7 E6 S2 E1 S6 W12 N15 \$									
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