UNIT 3 LOT D
CONCOURSE CROSSING PHASE 1
OR 2554/1692

C5315V LLC
13245 ATLANTIC BLVD SUITE 174
JACKSONVILLE, FL 32225

**2025**

**29-2N-28-0330-0003-00D0**

## BUILDING CHARACTERISTICS

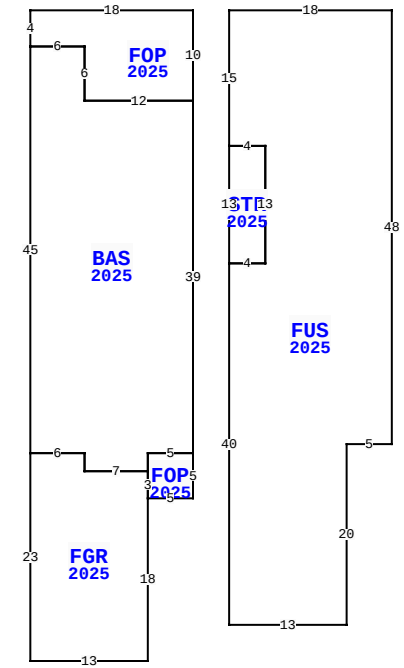
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 752 | 100 | 2025 | 752 | 81,803 |
| FGR | 285 | 55 | 2025 | 157 | 17,078 |
| FOP | 25 | 30 | 2025 | 8 | 870 |
| FOP | 144 | 30 | 2025 | 43 | 4,678 |
| FUS | 1,072 | 100 | 2025 | 1,072 | 116,612 |
| STR | 52 | 10 | 2025 | 5 | 544 |
| TOTALS | 2,330 | | | 2,037 | 221,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 2,037 | 108.7800 | 108.78 | 221,585 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 TOWNHOUSE – 0% - 2025 Heated Area: 1824 HX Base Yr




95044 TERRI'S WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 221,585 |
| TOTAL MARKET OB/XF VALUE | 2,438 |
| TOTAL LAND VALUE - MARKET | 42,500 |
| TOTAL MARKET VALUE | 266,523 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 266,523 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 266,523 |
| TOTAL JUST VALUE | 266,523 |
| NCON VALUE | 224,023 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 25,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240003160 | PRIVATE PROVIDER | 322,377 | 03/19/2024 |
| 23003284 | NEW CONSTR | 322,377 | 03/13/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2706/1847 | 3/28/2024 | SW | Q | I | 01 | 285,000 |

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: C5315V LLC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S6 E12 S39 W5 S2 W7 N2 W6 N45 $
FOP=[YR=2025;ORIG=16,16] E12 N10 W18 S4 E6 S6 $
FOP=[YR=2025;ORIG=23,55] E5 S5 W5 N3 N2 $
FGR=[YR=2025;ORIG=23,57] W7 N2 W6 S23 E13 N18 N3 $
FUS=[YR=2025;ORIG=32,6] E18 S48 W5 S20 W13 N40 E4 N13 W4 N15 $
STR=[YR=2025;ORIG=32,21] E4 S13 W4 N13 $
.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 375.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 2,438 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,438

| 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 | 000310 | C | TOWNHOUSE | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 42,500.00 | 42,500.00 | 42,500 | | | | | | | |

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/30/2025 BY SYS