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

HEISLER CYNTHIA K L/E/
95052 TERRI'S WAY
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0330-0003-00E0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

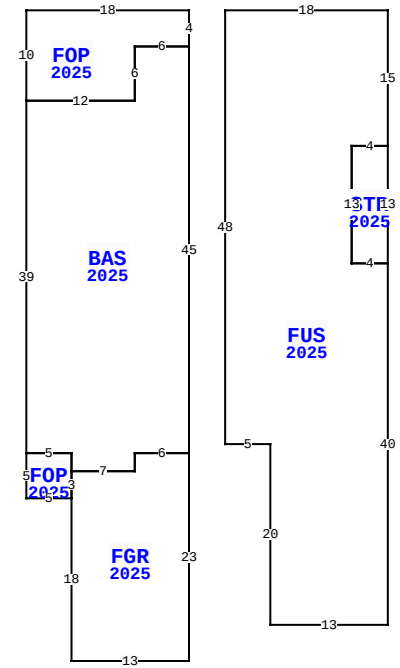
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 – 100% - 2025 Heated Area: 1824 HX Base Yr 2025




95052 TERRI'S WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — 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 | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 215,801 |
| TOTAL JUST VALUE | | 266,523 |
| NCON VALUE | | 224,023 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 25,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240003449 | PRIVATE PROVIDER | 322,377 | 03/26/2024 |
| 23003542 | NEW CONSTR | 322,377 | 03/16/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2750/1711 | 11/14/2024 | LE | U | I | 11 | 100 |
| GRANTOR: HEISLER CYNTHIA K | | | | | | |
| GRANTEE: HEISLER BRIAN KEITH | | | | | | |
| 2703/1062 | 3/28/2024 | WD | Q | I | 02 | 285,000 |
| GRANTOR: CENTURY COMMUNITIES O | | | | | | |
| GRANTEE: HEISLER CYNTHIA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,16] E12 N6 E6 S45 W6 S2 W7 N2 W5 N39 $
FOP=[YR=2025;ORIG=22,16] W12 N10 E18 S4 W6 S6 $
FOP=[YR=2025;ORIG=15,55] W5 S5 E5 N3 N2 $
FGR=[YR=2025;ORIG=15,57] E7 N2 E6 S23 W13 N18 N3 $
FUS=[YR=2025;ORIG=32,6] E18 S15 W4 S13 E4 S40 W13 N20 W5 N48 $
STR=[YR=2025;ORIG=46,21] 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 | 100 | 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 | 100 | | 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