UNIT 4 LOT A
CONCOURSE CROSSING PHASE 1
OR 2554/1692

SUROWIEC EWA
95084 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0004-00A0

BUILDING CHARACTERISTICS

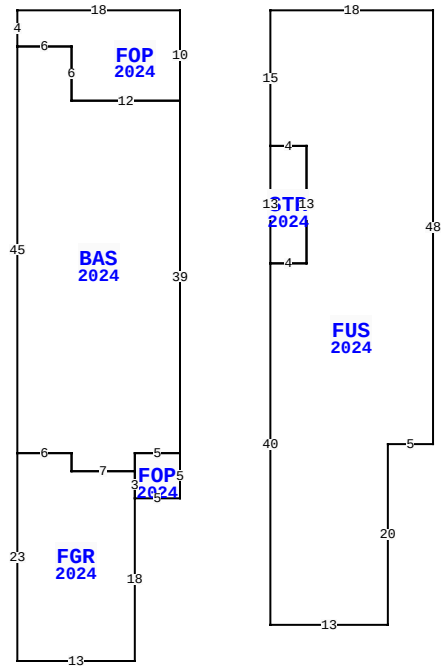
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2024	752	81,803
FGR	285	55	2024	157	17,078
FOP	25	30	2024	8	870
FOP	144	30	2024	43	4,678
FUS	1,072	100	2024	1,072	116,612
STR	52	10	2024	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	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1824 HX Base Yr



95084 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	2,535
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	266,620
SOH/AGL Deduction	0
ASSESSED VALUE	266,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,620
TOTAL JUST VALUE	266,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017923	NEW CONSTR	324,802	12/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/309	9/29/2023	WD	Q	I	01	340,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: SUROWIEC EWA

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,0] E18 S48 W5 S20 W13 N40 E4 N13 W4 N15 $
BAS=[YR=2024;ORIG=60,10] W12 N6 W6 S45 E6 S2 E7 N2 E5 N39 $
FGR=[YR=2024;ORIG=55,51] W7 N2 W6 S23 E13 N18 N3 $
FOP=[YR=2024;ORIG=60,0] W18 S4 E6 S6 E12 N10 $
STR=[YR=2024;ORIG=70,15] E4 S13 W4 N13 $
FOP=[YR=2024;ORIG=55,49] E5 S5 W5 N3 N2 $
.

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	390.00	SF	6.50	6.50	100	2024	2023		100	2,535	

LAND DESCRIPTION

TOTAL OB/XF 2,535

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 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/30/2025 BY SYS