UNIT 5 LOT D
CONCOURSE CROSSING PHASE 1
OR 2554/1692

GASS BENJAMIN
95156 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0005-00D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

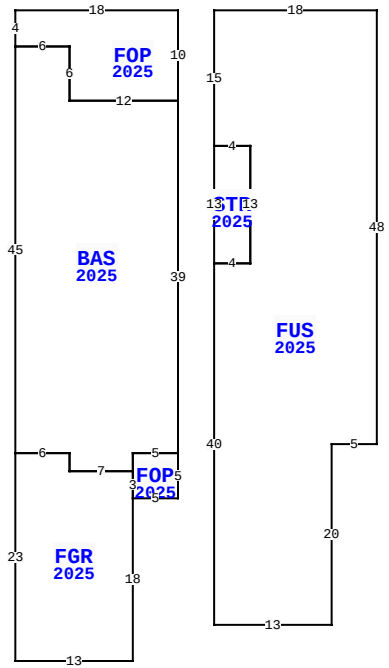
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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



95156 TERRI'S WAY, FERNANDINA BEACH

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

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
240007563	CO		06/26/2024
B230006855	H- 1795, G-282, P	322,377	05/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1923	6/27/2024	WD	Q	I	01	300,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: GASS BENJAMIN

BUILDING NOTES

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	

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 $
.

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	000100	C	RES	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