

LOT 48
CONCOURSE CROSSING PHASE 1
OR 2554/1692

PARISSI ANGEL & DENISE
95236 TERRIS WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0048-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,774	110.8800	110.88	307,581	2023	2023	0	0	0.00	100.00	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 2418													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024													
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMMT 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			4095.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,226	100	2024	1,226	135,939																								
FGR	462	55	2024	254	28,164																								
FOP	100	30	2024	30	3,326																								
FOP	222	30	2024	67	7,429																								
FUS	1,192	100	2024	1,192	132,169																								
STR	48	10	2024	5	554																								
TOTALS			3,250		2,774	307,581																							
EXTRA FEATURES			95236 TERRI'S WAY, FERNANDINA BEACH																										
L N	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	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	2024	2023		100	4,181													
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2024	2023		99	4,942													
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594													
4	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2024	2023		98	3,763													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297													
TOTAL OB/XF 13,777																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	85,000.00	85,000.00	85,000												
REVIEW DATE 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													