

LOT 55  
CONCOURSE CROSSING PHASE 1  
OR 2554/1692

SARNOWSKI JANICE ELLEN  
95257 TERRI'S WAY  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0055-0000



| 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                 |    | 5 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |

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Quality 04 Quality Level 04

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       | 1,804            | 100         | 2023 | 1,804        | 189,240              |
| FGR       | 506              | 55          | 2023 | 278          | 29,162               |
| FOP       | 128              | 30          | 2023 | 38           | 3,986                |
| FOP       | 146              | 30          | 2023 | 44           | 4,616                |
| FUS       | 1,395            | 100         | 2023 | 1,395        | 146,336              |
| STR       | 40               | 10          | 2023 | 4            | 420                  |

TOTALS 4,019 3,563 373,759

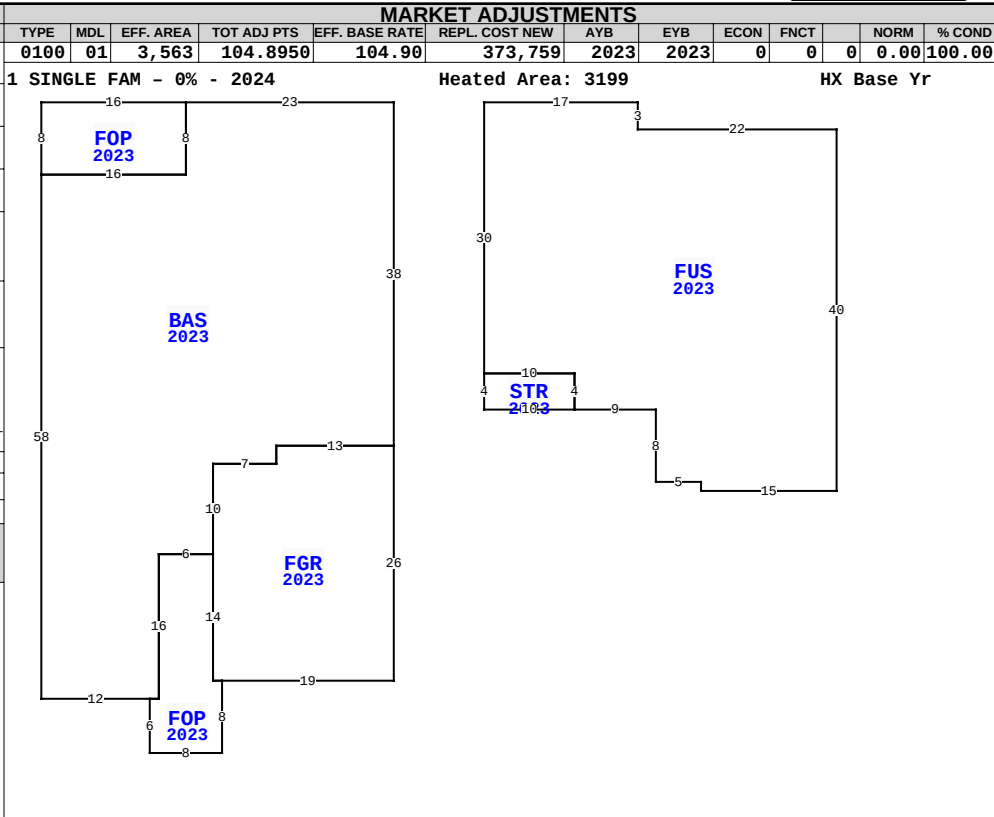
EXTRA FEATURES

| 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   | 0   | 0  | 0 | 545.00   | SF | 5.20   | 5.20           | 100       | 2023    | 2023        |   | 100    | 2,834           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 16 | 3 | 48.00    | SF | 6.50   | 6.50           | 100       | 2023    | 2023        |   | 100    | 312             |       |
| 3   | 0861       | POOL GUNIT  | 0   | 0   | 0  | 0 | 520.00   | SF | 85.00  | 85.00          | 100       | 2024    | 2023        |   | 98     | 43,316          |       |
| 4   | 0912       | SCRN RM G   | 0   | 0   | 0  | 0 | 1,170.00 | SF | 20.00  | 20.00          | 100       | 2024    | 2023        |   | 97     | 22,698          |       |
| 5   | 0855       | CONC PAVER  | 0   | 0   | 0  | 0 | 650.00   | SF | 10.00  | 10.00          | 100       | 2024    | 2023        |   | 100    | 6,500           |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 90.00    | LF | 32.00  | 32.00          | 100       | 2024    | 2023        |   | 99     | 2,851           |       |
| 7   | 0470       | VNYL GATE   | 0   | 0   | 0  | 0 | 2.00     | UT | 300.00 | 300.00         | 100       | 2024    | 2023        |   | 99     | 594             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 0   |     | 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



95257 TERRI'S WAY, FERNANDINA BEACH

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

| 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   | 0   | 0  | 0 | 545.00   | SF | 5.20   | 5.20           | 100       | 2023    | 2023        |   | 100    | 2,834           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 16 | 3 | 48.00    | SF | 6.50   | 6.50           | 100       | 2023    | 2023        |   | 100    | 312             |       |
| 3   | 0861       | POOL GUNIT  | 0   | 0   | 0  | 0 | 520.00   | SF | 85.00  | 85.00          | 100       | 2024    | 2023        |   | 98     | 43,316          |       |
| 4   | 0912       | SCRN RM G   | 0   | 0   | 0  | 0 | 1,170.00 | SF | 20.00  | 20.00          | 100       | 2024    | 2023        |   | 97     | 22,698          |       |
| 5   | 0855       | CONC PAVER  | 0   | 0   | 0  | 0 | 650.00   | SF | 10.00  | 10.00          | 100       | 2024    | 2023        |   | 100    | 6,500           |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 90.00    | LF | 32.00  | 32.00          | 100       | 2024    | 2023        |   | 99     | 2,851           |       |
| 7   | 0470       | VNYL GATE   | 0   | 0   | 0  | 0 | 2.00     | UT | 300.00 | 300.00         | 100       | 2024    | 2023        |   | 99     | 594             |       |

TOTAL OB/XF 79,105

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |

Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 373,759  |
| TOTAL MARKET OB/XF VALUE  |           | 79,105   |
| TOTAL LAND VALUE - MARKET |           | 85,000   |
| TOTAL MARKET VALUE        |           | 537,864  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 537,864  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 537,864  |
| TOTAL JUST VALUE          |           | 537,864  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 541,172  |

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| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B230013229 | POOL ENCL   | 22,100  | 10/16/2023 |
| B230011399 | POOL        | 108,597 | 09/07/2023 |
| 22010546   | NEW CONSTR  | 505,388 | 07/12/2022 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2649/570          | 6/19/2023 | WD        | Q   | I   | 03     | 520,700    |

GRANTOR: CENTURY COMMUNITIES 0

GRANTEE: SARNOWSKI JANICE EL

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,5] W23 S8 W16 S58 E12 E1 N16 E6 N10 E7 N2 E13 N38 \$  
FOP=[YR=2023;ORIG=11,5] E16 S8 W16 N8 \$  
FGR=[YR=2023;ORIG=30,45] E7 N2 E13 S26 W19 W1 N14 N10 \$  
FOP=[YR=2023;ORIG=24,55] E6 S14 E1 S8 W8 N6 E1 N16 \$  
FUS=[YR=2023;ORIG=60,5] E17 S3 E22 S40 W15 N1 W5 N8 W9 N4 W10 N30 \$  
STR=[YR=2023;ORIG=60,35] E10 S4 W10 N4 \$

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