LOT 60
CONCOURSE CROSSING PHASE 1
OR 2554/1692

QUINBY KATHERINE MARIAN SPOTSWOOD
95217 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0060-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

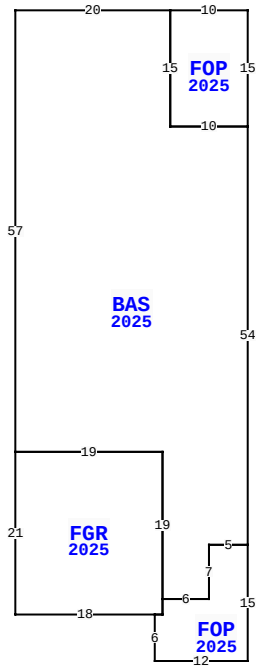
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2025	1,734	196,271
FGR	399	55	2025	219	24,789
FOP	129	30	2025	39	4,414
FOP	150	30	2025	45	5,094
TOTALS	2,412			2,037	230,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	113.1900	113.19	230,568	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1734 HX Base Yr 2025



95217 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		230,568
TOTAL MARKET OB/XF VALUE		4,895
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,463
SOH/AGL Deduction		0
ASSESSED VALUE		320,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,741
TOTAL JUST VALUE		320,463
NCON VALUE		235,463
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005450	PRIVATE PROVIDER	281,613	05/06/2024
B230011229	H 1731 G400	281,613	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/80	5/24/2024	WD	Q	I	01	350,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: QUINBY KATHERINE MA

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	753.00	SF	6.50	6.50	100	2025	2024		100	4,895	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E20 S15 E10 S54 W5 S7 W6 N19 W19 N57 $
FOP=[YR=2025;ORIG=30,10] E10 S15 W10 N15 $
FGR=[YR=2025;ORIG=29,67] W19 S21 E18 E1 N2 N19 $
FOP=[YR=2025;ORIG=35,79] E5 S15 W12 N6 E1 N2 E6 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,895

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	85,000.00	85,000.00	85,000							

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS