

DOU WEN
95209 TERRI'S WAY
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100
Roof Structure03GABLE/HIP 100
Roof Cover05COMP SHNGL 100
Interior Wall09DRYWALL 100
Interior Floor13LVT/LAMNT 50
Interior Floor14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
StoriesUnits

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4095.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE
BAS1,20510020251,205134,827
FGR48355202526629,763
FOP100302025303,357
FOP221302025667,385
FUS1,19210020251,192133,373
STR481020255559

TOTALS3,2492,764309,264

MARKET ADJUSTMENTS

TYPETYPE MDLEFF. AREA TOT ADJ PTS EFF. RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,764111.8880111.89309,264202420240000100.00

1 SINGLE FAM - 0% - 2025 Heated Area: 2397 HX Base Yr

FOP 2025 FUS 2025 STR 2025 BAS 2025 FGR 2025 FOP 2025

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD Tax Group: 4Tax Dist:

BUILDING MARKET VALUE309,264 TOTAL MARKET OB/XF VALUE4,557 TOTAL LAND VALUE - MARKET85,000 TOTAL MARKET VALUE398,821 SOH/AGL Deduction0 ASSESSED VALUE398,821 TOTAL EXEMPTION VALUE0 BASE TAXABLE VALUE398,821 TOTAL JUST VALUE398,821 NCON VALUE313,821 INCOME VALUE PREVIOUS YEAR MKT VALUE60,000

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2789/3405/20/2025WDUII11100 GRANTOR: BARBER KAREN GRANTEE: DOU WEN 2789/3085/20/2025WDQII01400,000 GRANTOR: BARBER KAREN GRANTEE: DOU WEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 E10 E2 S41 W21 S2 W8 N43 \$
FUS=[YR=2025;ORIG=45,10] E29 S42 W18 S2 W11 N18 E12 N4 W12 N22 \$
FGR=[YR=2025;ORIG=18,51] E21 S23 W20 W1 N21 N2 \$
FOP=[YR=2025;ORIG=18,53] W8 S27 E9 N6 U0.1L1.1 U20.11R0.1 \$
FOP=[YR=2025;ORIG=26,10] E10 N10 W10 S10 \$
STR=[YR=2025;ORIG=45,32] E12 S4 W12 N4 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT UNIT DPHT % TOT UNIT LAND OTHER AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000REVIEW 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