LOT 66
CONCOURSE CROSSING PHASE 1
OR 2554/1692

TRAN ANH/MAI NGOC
95153 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0066-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

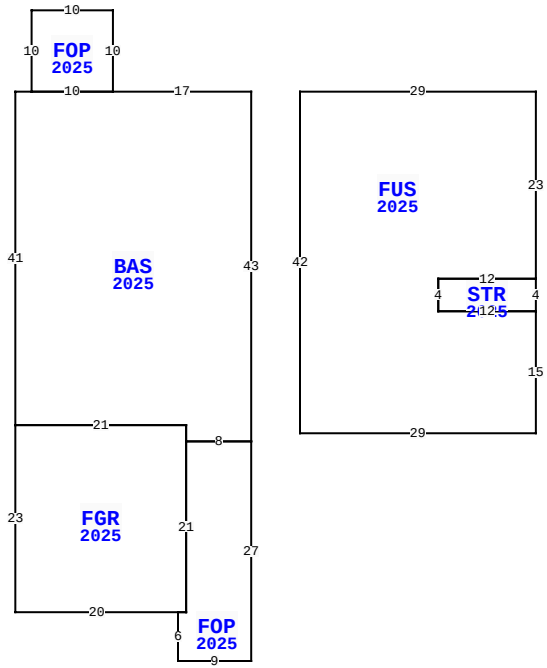
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	2025	1,205	134,827
FGR	483	55	2025	266	29,763
FOP	100	30	2025	30	3,357
FOP	222	30	2025	67	7,497
FUS	1,170	100	2025	1,170	130,911
STR	48	10	2025	5	559
TOTALS	3,228			2,743	306,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,743	111.8880	111.89	306,914	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2375 HX Base Yr



95153 TERRI'S WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,914
TOTAL MARKET OB/XF VALUE	4,752
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,666
SOH/AGL Deduction	0
ASSESSED VALUE	396,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,666
TOTAL JUST VALUE	396,666
NCON VALUE	311,666
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011006	CO		09/25/2024
B230009029		358,349	07/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/228	10/29/2024	WD	Q	I	01	400,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: TRAN ANH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 E10 E17 S43 W8 N2 W21 N41 $
FGR=[YR=2025;ORIG=31,51] W21 S23 E20 E1 N21 N2 $
FOP=[YR=2025;ORIG=31,53] E8 S27 W9 N6 E1 N21 $
FOP=[YR=2025;ORIG=12,10] E10 N10 W10 S10 $
FUS=[YR=2025;ORIG=45,10] E29 S23 W12 S4 E12 S15 W29 N42 $
STR=[YR=2025;ORIG=62,33] E12 S4 W12 N4 $
.

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	0	0	0	731.00	SF	6.50	6.50	100	2025	2024		100	4,752	

LAND DESCRIPTION

TOTAL OB/XF 4,752

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	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 10/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS