LOT 75
CONCOURSE CROSSING PHASE 1
OR 2554/1692

EUNICE FRANK P
95017 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

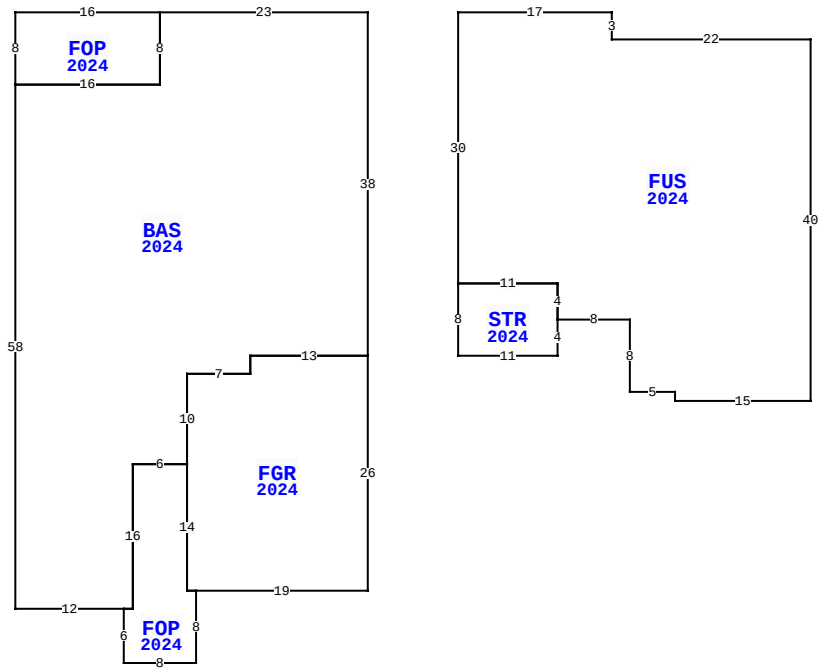
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	1,804	100	2024	1,804	189,240
FGR	506	55	2024	278	29,162
FOP	128	30	2024	38	3,986
FOP	146	30	2024	44	4,616
FUS	1,391	100	2024	1,391	145,916
STR	88	10	2024	9	944
TOTALS	4,063			3,564	373,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,564	104.8950	104.90	373,864	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3195 HX Base Yr 2024



95017 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		373,864
TOTAL MARKET OB/XF VALUE		9,124
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		467,988
SOH/AGL Deduction		0
ASSESSED VALUE		467,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,266
TOTAL JUST VALUE		467,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002404	NEW CONSTR	502,314	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/215	9/27/2023	WD	Q	I	02	525,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: EUNICE FRANK P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W23 S8 W16 S58 E12 E1 N16 E6 N10 E7 N2 E13 N38 $
FUS=[YR=2024;ORIG=80,10] E17 S3 E22 S40 W15 N1 W5 N8 W8 N4 W11 N30 $
FGR=[YR=2024;ORIG=50,50] E7 N2 E13 S26 W19 W1 N14 N10 $
FOP=[YR=2024;ORIG=44,60] E6 S14 E1 S8 W8 N6 E1 N16 $
FOP=[YR=2024;ORIG=31,10] E16 S8 W16 N8 $
STR=[YR=2024;ORIG=80,40] E11 S4 S4 W11 N8 $
.

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	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	2024	2023		100	4,124	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 9,124

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 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