LOT 91
CONCOURSE CROSSING PHASE 3 OR 27

SIREN LAURIE
95998 SURREY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0331-0091-0000

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

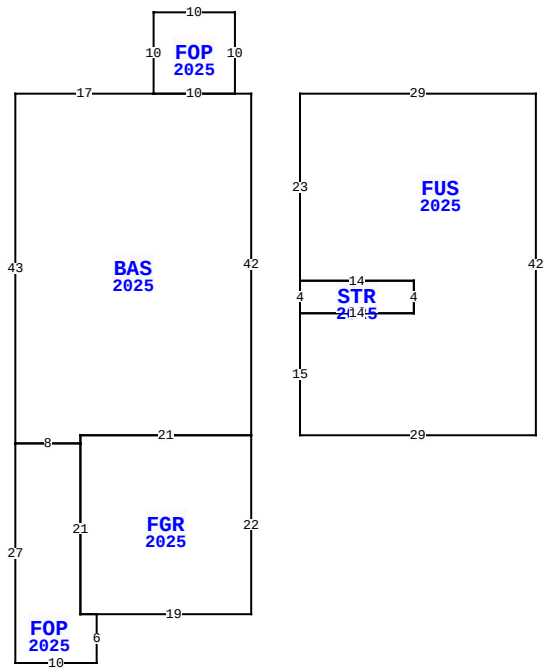
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	2025	1,226	137,177
FGR	462	55	2025	254	28,420
FOP	100	30	2025	30	3,357
FOP	228	30	2025	68	7,609
FUS	1,162	100	2025	1,162	130,016
STR	56	10	2025	6	671
TOTALS	3,234			2,746	307,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	111.8880	111.89	307,250	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2388 HX Base Yr



95998 SURREY PL, 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	307,250
TOTAL MARKET OB/XF VALUE	5,720
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	397,970
SOH/AGL Deduction	0
ASSESSED VALUE	397,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,970
TOTAL JUST VALUE	397,970
NCON VALUE	312,970
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013251	CO		11/26/2024
B240007380	H2384 G462 P334	435,333	06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/700	11/27/2024	WD	Q	I	01	442,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: SIREN LAURIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 E10 E2 S42 W21 S1 W8 N43 $
FOP=[YR=2025;ORIG=37,10] W10 N10 E10 S10 $
FGR=[YR=2025;ORIG=18,52] E21 S22 W19 W2 N21 N1 $
FOP=[YR=2025;ORIG=18,53] W8 S27 E10 N6 W2 N21 $
FUS=[YR=2025;ORIG=45,10] E29 S42 W29 N15 E14 N4 W14 N23 $
STR=[YR=2025;ORIG=45,33] E14 S4 W14 N4 $
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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	880.00	SF	6.50	6.50	100	2025	2024		100	5,720	

LAND DESCRIPTION

TOTAL OB/XF 5,720

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 01/15/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS