LOT 92
CONCOURSE CROSSING PHASE 3 OR 27

BACKES FREDERICK
95990 SURREY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0331-0092-0000

BUILDING CHARACTERISTICS

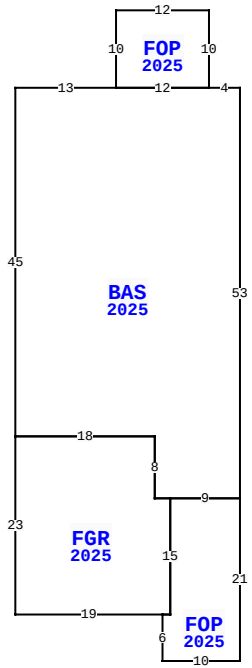
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,393	100	2025	1,393	174,794
FGR	444	55	2025	244	30,617
FOP	120	30	2025	36	4,517
FOP	195	30	2025	58	7,278
TOTALS	2,152			1,731	217,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	125.4750	125.48	217,206	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1393 HX Base Yr 2025



95990 SURREY PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,206
TOTAL MARKET OB/XF VALUE		4,999
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,205
SOH/AGL Deduction		113,174
ASSESSED VALUE		194,031
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		138,309
TOTAL JUST VALUE		307,205
NCON VALUE		222,205
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013397	PRIVATE PROVIDER	274,113	12/04/2024
B240007830	H1388	274,113	07/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1369	12/04/2024	WD	Q	I	02	376,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: BACKES FREDERICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E13 E12 E4 S53 W9 W2 N8 W18 N45 $
FOP=[YR=2025;ORIG=23,10] E12 N10 W12 S10 $
FGR=[YR=2025;ORIG=28,55] W18 S23 E19 E1 N15 W2 N8 $
FOP=[YR=2025;ORIG=30,63] E9 S21 W10 N6 E1 N15 $
.

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	769.00	SF	6.50	6.50	100	2025	2024		100	4,999	

LAND DESCRIPTION

TOTAL OB/XF 4,999

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 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