LOT 95
CONCOURSE CROSSING PHASE 3 OR 27

MOSES LOGAN & MATTHEW
95966 SURREY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0331-0095-0000

BUILDING CHARACTERISTICS

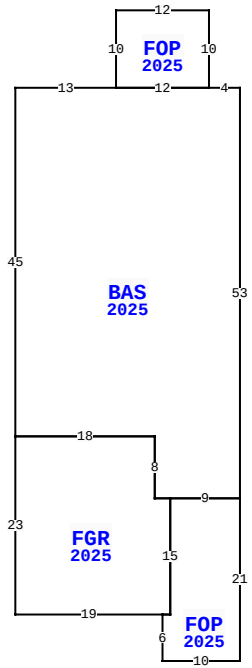
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	165,865
FGR	444	55	2025	244	29,053
FOP	120	30	2025	36	4,287
FOP	195	30	2025	58	6,906
TOTALS	2,152			1,731	206,110

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	119.0700	119.07	206,110	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1393 HX Base Yr



95966 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	206,110
TOTAL MARKET OB/XF VALUE	4,999
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	296,109
SOH/AGL Deduction	0
ASSESSED VALUE	296,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,109
TOTAL JUST VALUE	296,109
NCON VALUE	211,109
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013731	PRIVATE PROVIDER	274,113	12/11/2024
B240008352	H1388	274,113	07/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/1064	12/26/2024	WD	Q	I	01	371,800

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MOSES LOGAN & MATTH

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	0	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	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