LOT 104
CONCOURSE CROSSING PHASE 3 OR 27

BAJRACHARYA MANISH
95999 SURREY PL
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0331-0104-0000

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

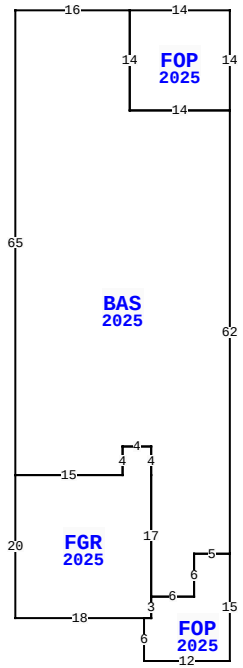
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2025	1,895	213,320
FGR	396	55	2025	218	24,540
FOP	135	30	2025	40	4,503
FOP	196	30	2025	59	6,642
TOTALS	2,622			2,212	249,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	112.5726	112.57	249,005	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1895 HX Base Yr



95999 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	249,005
TOTAL MARKET OB/XF VALUE	5,057
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	339,062
SOH/AGL Deduction	0
ASSESSED VALUE	339,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,062
TOTAL JUST VALUE	339,062
NCON VALUE	254,062
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013366	PRIVATE PROVIDER	350,025	12/03/2024
B240007796	H1896	350,025	07/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/364	12/20/2024	WD	Q	I	01	402,100

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: BAJRACHARYA MANISH

BUILDING NOTES

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	778.00	SF	6.50	6.50	100	2025	2024		100	5,057	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 S14 E14 S62 W5 S6 W6 N17 N4 W4 S4 W15 N65 $
FOP=[YR=2025;ORIG=26,24] E14 N14 W14 S14 $
FGR=[YR=2025;ORIG=29,75] N4 W4 S4 W15 S20 E18 E1 N3 N17 $
FOP=[YR=2025;ORIG=29,92] E6 N6 E5 S15 W12 N6 E1 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,057

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