IN OR 2795/801
ESMT IN OR 363 PG 745
ESMT PT OR 1497/420

LOPEZ SAMMY & KATIE ANNE
95001 TERRA COTTA WAY
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0005-0090

BUILDING CHARACTERISTICS

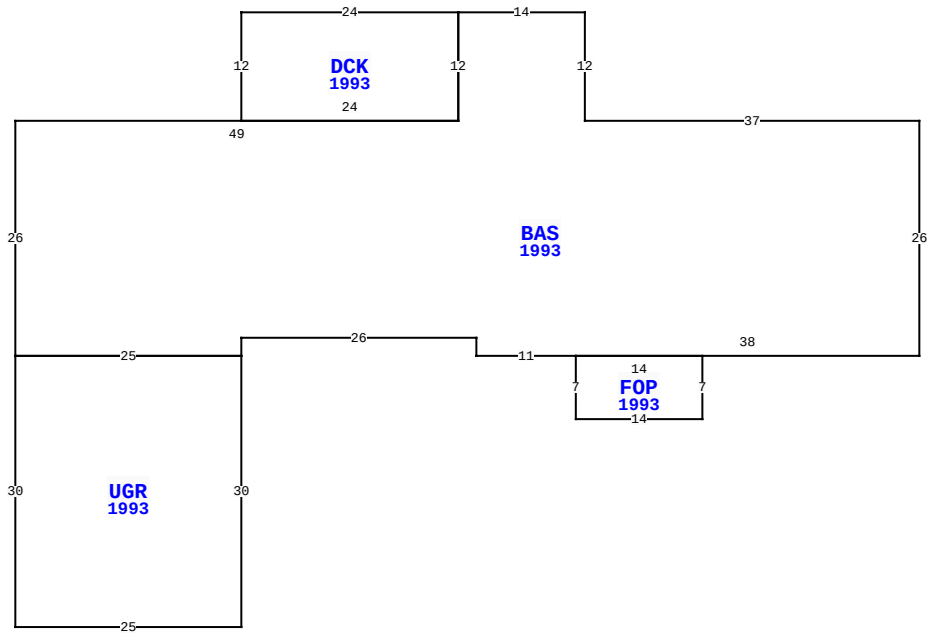
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	1993	2,716	148,303
DCK	288	10	1993	29	1,584
FOP	98	30	1993	29	1,584
UGR	750	45	1993	338	18,456
TOTALS	3,852			3,112	169,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,112	100.1880	100.19	311,791	1983	1983	0	0	25	20.50	54.50

1 SINGLE FAM – 100% - 1984 Heated Area: 2716 HX Base Yr 1984



95001 TERRA COTTA WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		169,926
TOTAL MARKET OB/XF VALUE		2,403
TOTAL LAND VALUE - MARKET		166,000
TOTAL MARKET VALUE		338,329
SOH/AGL Deduction		158,451
ASSESSED VALUE		179,878
TOTAL EXEMPTION VALUE	HX HB WX SL	179,878
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		338,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702532	H/AC	0	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/801	6/11/2025	WD	Q	I	01	330,000
GRANTOR: WHITE KAREN L/E						
GRANTEE: LOPEZ SAMMY & KATIE						
2279/0330	5/28/2019	LE	U	I	11	100
GRANTOR: WHITE KAREN						
GRANTEE: MIXON HOLLY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 N12 W14 DCK=[YR=1993] W24 S12 E24 N12$ S12 W49 S26 UGR=[YR=1993] S30 E25N30 W25$ E25 N2 E26 S2 E11 FOP=[YR=1993] S7 E14 N7 W14$ E38 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1985	1985	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 2,403

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		OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	100,000.00	100,000.00	166,000							

REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.66 Total Land Value: 166,000 Market: 0 Agricultural: 0 Common: 166,000 PRINTED 07/30/2025 BY SYS