UNIT 5 LOT B
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MBJ REAL ESTATE INC
4416 BARNSLEY DR
PLANO, TX 75093

2026

29-2N-28-0330-0005-00B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

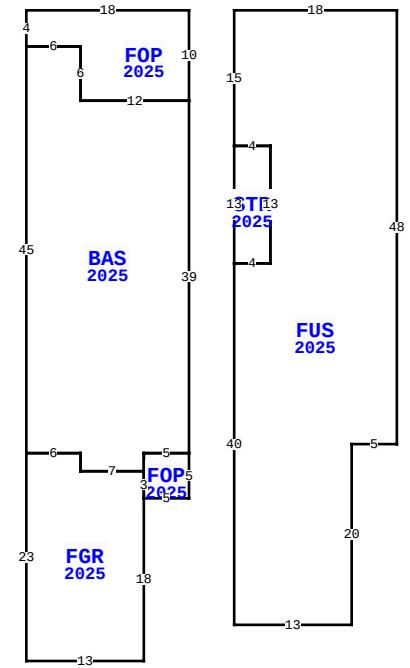
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	752	100	2025	752	85,893
FGR	285	55	2025	157	17,933
FOP	25	30	2025	8	914
FOP	144	30	2025	43	4,911
FUS	1,072	100	2025	1,072	122,444
STR	52	10	2025	5	571
TOTALS	2,330			2,037	232,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,037	108.7800	114.22	232,666	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1824 HX Base Yr



95140 TERRI'S WAY, 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	232,666
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	275,166
SOH/AGL Deduction	0
ASSESSED VALUE	275,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,166
TOTAL JUST VALUE	275,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007557	PRIVATE PROVIDER	322,377	06/26/2024
240007557	CO		06/26/2024
B230006864	(H) 1795 (G) 282	322,377	05/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1752	6/27/2024	WD	Q	I	01	280,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MBJ REAL ESTATE INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S6 E12 S39 W5 S2 W7 N2 W6 N45 $
FOP=[YR=2025;ORIG=16,16] E12 N10 W18 S4 E6 S6 $
FOP=[YR=2025;ORIG=23,55] E5 S5 W5 N3 N2 $
FGR=[YR=2025;ORIG=23,57] W7 N2 W6 S23 E13 N18 N3 $
FUS=[YR=2025;ORIG=33,6] E18 S48 W5 S20 W13 N40 E4 N13 W4 N15 $
STR=[YR=2025;ORIG=33,21] E4 S13 W4 N13 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	42,500.00	42,500.00	42,500							

REVIEW DATE 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/09/2026 BY SYS