LOT 59
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LONDONO LUIS FERNANDO & CLARICE LIANE
95225 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0059-0000

BUILDING CHARACTERISTICS

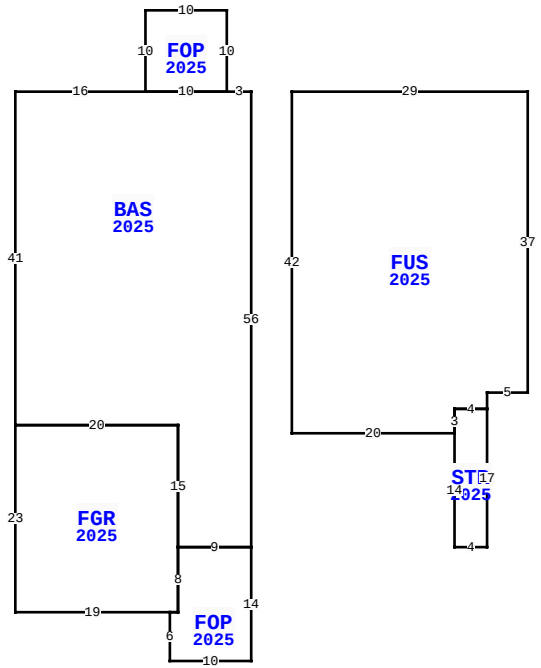
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,324	100	2025	1,324	144,131
FGR	460	55	2025	253	27,542
FOP	100	30	2025	30	3,266
FOP	132	30	2025	40	4,354
FUS	1,181	100	2025	1,181	128,564
STR	68	10	2025	7	762
TOTALS	3,265			2,835	308,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	103.6800	108.86	308,618	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2025 Heated Area: 2505 HX Base Yr



95225 TERRI'S WAY, 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	308,618
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	393,618
SOH/AGL Deduction	0
ASSESSED VALUE	393,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,618
TOTAL JUST VALUE	393,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003254	PRIVATE PROVIDER	399,262	03/21/2024
B230009020		399,262	07/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/713	3/29/2024	WD	Q	I	01	385,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: LONDONO LUIS FERNAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 E10 E3 S56 W9 N15 W20 N41 $
FOP=[YR=2025;ORIG=26,10] E10 N10 W10 S10 $
FGR=[YR=2025;ORIG=30,51] W20 S23 E19 E1 N8 N15 $
FOP=[YR=2025;ORIG=30,66] E9 S14 W10 N6 E1 N8 $
FUS=[YR=2025;ORIG=44,10] E29 S37 W5 S2 W4 S3 W20 N42 $
STR=[YR=2025;ORIG=64,49] E4 S17 W4 N14 N3 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS