LOT 61
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DOU WEN
95209 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0061-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

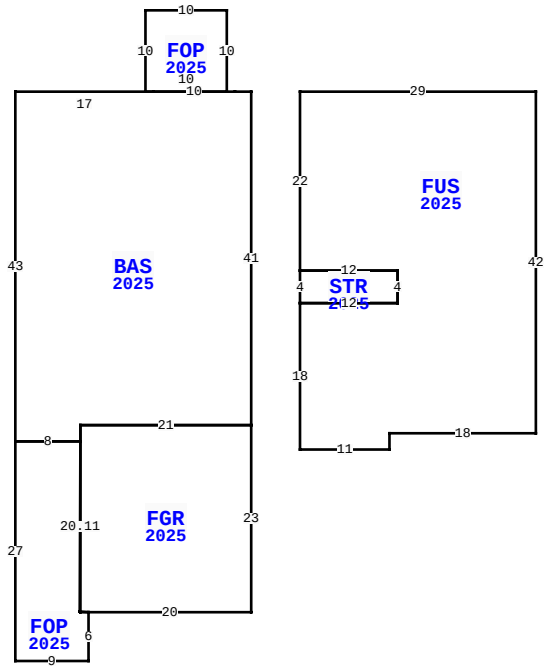
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	2025	1,205	134,827
FGR	483	55	2025	266	29,763
FOP	100	30	2025	30	3,357
FOP	221	30	2025	66	7,385
FUS	1,192	100	2025	1,192	133,373
STR	48	10	2025	5	559
TOTALS	3,249			2,764	309,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	106.5600	111.89	309,264	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2397 HX Base Yr 2026



95209 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		309,264
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,264
SOH/AGL Deduction		0
ASSESSED VALUE		394,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,853
TOTAL JUST VALUE		394,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009497	PRIVATE PROVIDER	387,198	08/15/2024
B230011480	H2407 G462	387,198	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/340	5/20/2025	WD	U	I	11	100
GRANTOR: BARBER KAREN						
GRANTEE: DOU WEN						
2789/308	5/20/2025	WD	Q	I	01	400,000
GRANTOR: BARBER KAREN						
GRANTEE: DOU WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 E10 E2 S41 W21 S2 W8 N43 $
FUS=[YR=2025;ORIG=45,10] E29 S42 W18 S2 W11 N18 E12 N4 W12 N22 $
FGR=[YR=2025;ORIG=18,51] E21 S23 W20 W1 N21 N2 $
FOP=[YR=2025;ORIG=18,53] W8 S27 E9 N6 U0.1L1.1 U20.11R0.1 $
FOP=[YR=2025;ORIG=26,10] E10 N10 W10 S10 $
STR=[YR=2025;ORIG=45,32] E12 S4 W12 N4 $
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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	100		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