LOT 65
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LDBL PROTECTION TRUST/BRANHAM-LUCAS LOU D TRUSTEE
95169 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0065-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

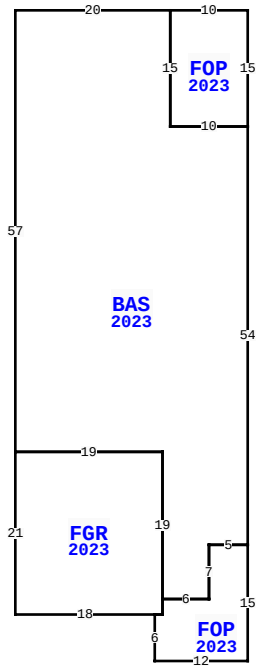
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2023	1,734	195,290
FGR	399	55	2023	219	24,665
FOP	129	30	2023	39	4,392
FOP	150	30	2023	45	5,069
TOTALS	2,412			2,037	229,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	107.8000	113.19	230,568	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 1734 HX Base Yr 2025



95169 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		229,415
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,415
SOH/AGL Deduction		165,867
ASSESSED VALUE		148,548
TOTAL EXEMPTION VALUE	HX HB SX WX DX VX	116,411
BASE TAXABLE VALUE		32,137
TOTAL JUST VALUE		314,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010294	CO		08/10/2023
22010492	NEW CONSTR	281,613	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/1249	3/27/2026	WD	U	I	11	100
GRANTOR: BRANHAM-LUCAS LOU DEB						
GRANTEE: LDBL PROTECTION TRU						
2720/153	6/14/2024	WD	Q	I	02	360,000
GRANTOR: ACKERMANN JOHN M & EL						
GRANTEE: BRANHAM-LUCAS LOU D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W20 S57 E19 S19 E6 N7 E5 N54 W10 N15 $
FOP=[YR=2023;ORIG=70,10] E10 S15 W10 N15 $
FGR=[YR=2023;ORIG=50,67] E19 S19 S2 W1 W18 N21 $
FOP=[YR=2023;ORIG=80,79] W5 S7 W6 S2 W1 S6 E12 N15 $
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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 04/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS