LOT 70
CONCOURSE CROSSING PHASE 1
OR 2554/1692

WRIGHT GARY
95089 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0070-0000

BUILDING CHARACTERISTICS

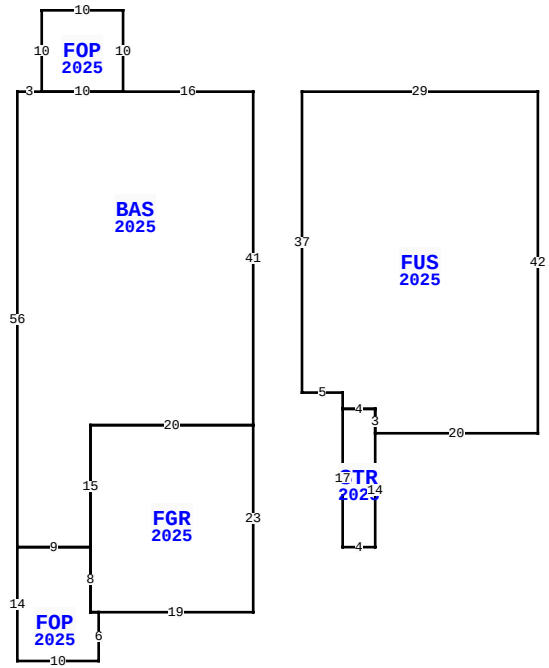
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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 100% - 2025 Heated Area: 2505 HX Base Yr



95089 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	13	393,618
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		393,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012158	PRIVATE PROVIDER	454,454	10/29/2024
B230011231	H2511 G450	454,454	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/507	11/26/2024	WD	Q	I	01	419,200

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: WRIGHT GARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E3 E10 E16 S41 W20 S15 W9 N56 $
FOP=[YR=2025;ORIG=13,10] E10 N10 W10 S10 $
FGR=[YR=2025;ORIG=19,51] E20 S23 W19 W1 N8 N15 $
FOP=[YR=2025;ORIG=19,66] W9 S14 E10 N6 W1 N8 $
FUS=[YR=2025;ORIG=45,10] E29 S42 W20 N3 W4 N2 W5 N37 $
STR=[YR=2025;ORIG=54,49] W4 S17 E4 N14 N3 $
.

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	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 10/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS