LOT 74
CONCOURSE CROSSING PHASE 1
OR 2554/1692

STANLEY NICHOLAUS/BORDNICK LAUREN
95033 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0074-0000

BUILDING CHARACTERISTICS

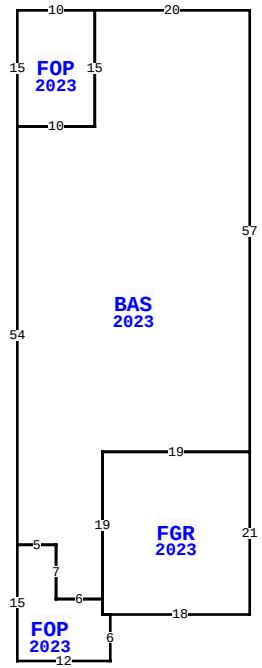
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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% - 2024 Heated Area: 1734 HX Base Yr 2024



95033 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		229,415
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,880
SOH/AGL Deduction		0
ASSESSED VALUE		317,880
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,469
TOTAL JUST VALUE		317,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010354	NEW CONSTR	281,613	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/132	12/30/2023	WD	Q	I	01	350,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: STANLEY NICHOLAUS

BUILDING NOTES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W20 S15 W10 S54 E5 S7 E6 N19 E19 N57 $
FOP=[YR=2023;ORIG=40,10] E10 S15 W10 N15 $
FOP=[YR=2023;ORIG=40,79] E5 S7 E6 S2 E1 S6 W12 N15 $
FGR=[YR=2023;ORIG=51,67] E19 S21 W18 W1 N2 N19 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,465

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 06/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS