LOT 20
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LANGDON MATTHEW
95078 GINA ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0020-0000

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	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

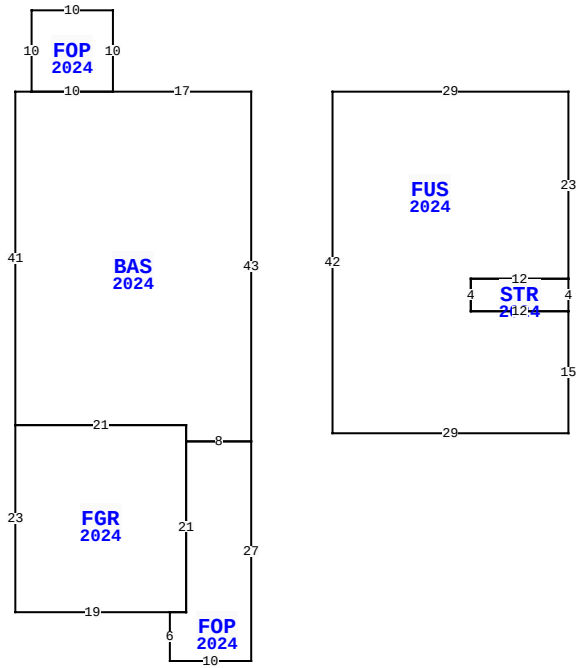
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1,205	143,154
FGR	483	55	266	31,601
FOP	100	30	30	3,564
FOP	228	30	68	8,078
FUS	1,170	100	1,170	138,996
STR	48	10	5	594
TOTALS	3,234		2,744	325,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,744	95.0400	118.80	325,987	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2375 HX Base Yr 2024



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,987
TOTAL MARKET OB/XF VALUE		5,986
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,973
SOH/AGL Deduction		33,191
ASSESSED VALUE		358,782
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		303,782
TOTAL JUST VALUE		391,973
NCON VALUE		331,973
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004841	2384 HTD	437,450	04/14/2023
220008791			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1990	12/29/2023	WD	Q	I	01	420,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: LANGDON MATTHEW

95078 GINA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
2	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	2024	2023		100	3,557	
3	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2024	2023		100	429	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,5] W17 W10 W2 S41 E21 S2 E8 N43 $
FOP=[YR=2024;ORIG=33,-5] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=52,48] S21 W2 W19 N23 E21 S2 $
FOP=[YR=2024;ORIG=52,48] E8 S27 W10 N6 E2 N21 $
FUS=[YR=2024;ORIG=70,5] E29 S23 W12 S4 E12 S15 W29 N42 $
STR=[YR=2024;ORIG=87,28] E12 S4 W12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,986

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS