LOT 38
CONCOURSE CROSSING PHASE 1
OR 2554/1692

PEMBLE CHARLES/PARASIDE BETTY
95059 GINA ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

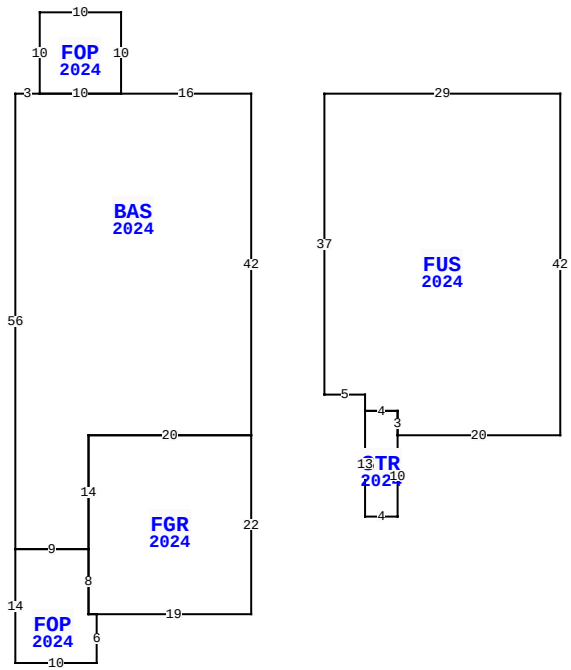
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,344	100	1,344	156,764
FGR	440	55	242	28,227
FOP	100	30	30	3,499
FOP	132	30	40	4,666
FUS	1,181	100	1,181	137,752
STR	52	10	5	583
TOTALS	3,249		2,842	331,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,842	93.3120	116.64	331,491	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2525 HX Base Yr 2024



95059 GINA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,491
TOTAL MARKET OB/XF VALUE		3,978
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		395,469
SOH/AGL Deduction		0
ASSESSED VALUE		395,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,469
TOTAL JUST VALUE		395,469
NCON VALUE		335,469
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001480	NEW CONSTR	399,292	02/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/522	10/04/2023	WD	Q	I	02	461,100

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: PEMBLE CHARLES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W16 W10 W3 S56 E9 N14 E20 N42 $
FOP=[YR=2024;ORIG=44,0] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=50,52] E20 S22 W19 W1 N8 N14 $
FOP=[YR=2024;ORIG=41,66] E9 S8 E1 S6 W10 N14 $
FUS=[YR=2024;ORIG=79,10] E29 S42 W20 N3 W4 N2 W5 N37 $
STR=[YR=2024;ORIG=84,49] E4 S3 S10 W4 N13 $
.

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	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2024	2023		100	3,978	

LAND DESCRIPTION

TOTAL OB/XF 3,978

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 12/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS