

LOT 42
CONCOURSE CROSSING PHASE 1
OR 2554/1692

HAMILTON SAMMY LEE & LISA
95027 GINA ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,895	100	1,895	223,079
FGR	380	55	209	24,603
FOP	135	30	40	4,709
FOP	196	30	59	6,945
FST	16	55	9	1,059
FUS	394	100	394	46,382
STR	56	10	6	706
TOTALS	3,072		2,612	307,485

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	5.20	100	2023	2023		100	3,635	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2023	2023		100	468	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

LAND DESCRIPTION			TOTAL OB/XF 7,603													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	06/27/2023	BY	DJ
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,612	94.1760	117.72	307,485	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024											
Heated Area: 2289											
HX Base Yr 2024											

95027 GINA ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 7,603																
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
1	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	5.20	100	2023	2023		100	3,635	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2023	2023		100	468	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

TOTAL OB/XF 7,603																
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
1	0811	CONCRETE B	0 100	0	0	699.00	SF	5.20	5.20	100	2023	2023		100	3,635	
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2023	2023		100	468	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	307,485		
TOTAL MARKET OB/XF VALUE	7,603		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	375,088		
SOH/AGL Deduction	163,988		
ASSESSED VALUE	211,100		
TOTAL EXEMPTION VALUE	HX HB SX		
BASE TAXABLE VALUE	111,100		
TOTAL JUST VALUE	375,088		
NCON VALUE	7,603		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	60,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008349	CO ISSUED		06/28/2023
22010402	NEW CONSTR	367,129	07/07/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2653/46	7/07/2023	WD Q	I	01	

GRANTOR: CENTURY COMMUNITIES 0
GRANTEE: HAMILTON SAMMY LEE

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=50,5] W14 N14 W16 S65 E15 N4 E4 S4 S17 E6 N6 E5 N62 \$					
FOP=[YR=2023;ORIG=50,-9] W14 S14 E14 N14 \$					
FST=[YR=2023;ORIG=35,52] E4 S4 W4 N4 \$					
FGR=[YR=2023;ORIG=20,56] E15 E4 S17 S3 W1 W18 N20 \$					
FOP=[YR=2023;ORIG=50,67] W5 S6 W6 S3 W1 S6 E12 N15 \$					
FUS=[YR=2023;ORIG=60,-9] E26 S17 W6 N2 W16 N2 W4 N13 \$					
STR=[YR=2023;ORIG=60,4] E4 S2 S12 W4 N14 \$					