

LOT 44  
CONCOURSE CROSSING PHASE 1  
OR 2554/1692

HUNSINGER DARLENE LIVING TRUST/HUNSINGER DARLENE M  
95011 GINA ST  
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0044-0000



| 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                  | 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        | 227,722              |
| FGR                      | 380              | 55               | 209          | 25,116               |
| FOP                      | 135              | 30               | 40           | 4,807                |
| FOP                      | 196              | 30               | 59           | 7,090                |
| FST                      | 16               | 55               | 9            | 1,082                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,622            |                  | 2,212        | 265,816              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 2,212     | 96.1380     | 120.17         | 265,816        | 2023 | 2023 | 0    | 0    | 0 | 0.00 | 100.00 |

1 SNGL FAM - 100% - 2024

Heated Area: 1895

HX Base Yr 2024

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/15/2023 |

MLU