

LOT 19  
CONCOURSE CROSSING PHASE 1  
OR 2554/1692

MERCADO LIVING TRUST/MERCADO DARLEEN TRUSTEE  
95070 GINA ST  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0019-0000



| 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             | 03               | FORCED AIR 100   |      |              |                      |
| Bedrooms                 | 02               | 3 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 04               | Quality Level 04 |      |              |                      |
| 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              | 2024 | 1,734        | 194,485              |
| FGR                      | 399              | 55               | 2024 | 219          | 24,563               |
| FOP                      | 129              | 30               | 2024 | 39           | 4,374                |
| FOP                      | 150              | 30               | 2024 | 45           | 5,047                |
| TOTALS                   | 2,412            |                  |      | 2,037        | 228,470              |

| 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     | 112.1610    | 112.16         | 228,470        | 2023 | 2023 | 0    | 0    | 0.00 | 100.00 |

1 SINGLE FAM - 0% - 2024

Heated Area: 1734

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

MLU

| EXTRA FEATURES |            |             |     |     |   |   | 95070 GINA ST, FERNANDINA BEACH |    |          |                | INC DATE  |         | AG DATE     |   |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|---------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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   | 0   | 0 | 0 | 720.00                          | SF | 5.20     | 5.20           | 100       | 2024    | 2023        |   | 100    | 3,744           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 72.00                           | SF | 6.50     | 6.50           | 100       | 2024    | 2023        |   | 100    | 468             |       |
| 3              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00                            | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 100    | 2,000           |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
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|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                 |    |          |                |           |         |             |   |        |                 |       |