LOT 21
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BARKER RONALD GENE & KAY DEAN
95086 GINA STREET
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0021-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

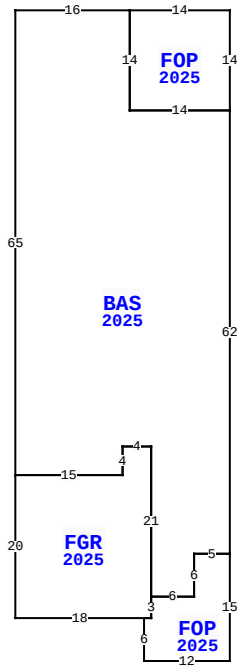
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2025	1,895	212,543
FGR	396	55	2025	218	24,451
FOP	135	30	2025	40	4,486
FOP	196	30	2025	59	6,617
TOTALS	2,622			2,212	248,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	112.1610	112.16	248,098	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1895 HX Base Yr 2025



95086 GINA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,098
TOTAL MARKET OB/XF VALUE		11,391
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,489
SOH/AGL Deduction		89,495
ASSESSED VALUE		254,994
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,272
TOTAL JUST VALUE		344,489
NCON VALUE		259,489
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005465	PRIVATE PROVIDER	349,987	05/06/2024
B230011763	H1895 G 397	349,987	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/857	5/17/2024	WD	Q	I	01	385,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: BARKER RONALD GENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 S14 E14 S62 W5 S6 W6 N21 W4 S4 W15 N65 $
FOP=[YR=2025;ORIG=26,24] E14 N14 W14 S14 $
FGR=[YR=2025;ORIG=29,71] W4 S4 W15 S20 E18 E1 N3 N21 $
FOP=[YR=2025;ORIG=29,92] E6 N6 E5 S15 W12 N6 E1 N3 $
.

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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2025	2024		100	4,875	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2025	2024		100	3,456	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2025	2024		100	2,160	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,391

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/02/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS