LOT 22
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DIORIO MICHAEL
95094 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0022-0000

BUILDING CHARACTERISTICS

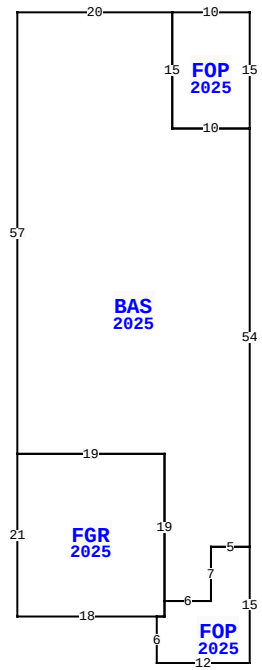
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2025	1,734	196,271
FGR	399	55	2025	219	24,789
FOP	129	30	2025	39	4,414
FOP	150	30	2025	45	5,094
TOTALS	2,412			2,037	230,568

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	113.1900	113.19	230,568	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1734 HX Base Yr



95094 GINA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,568
TOTAL MARKET OB/XF VALUE	13,187
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	328,755
SOH/AGL Deduction	0
ASSESSED VALUE	328,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,755
TOTAL JUST VALUE	328,755
NCON VALUE	243,755
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003011	NSFR (T)3014 (H)2	367,129	03/15/2024
B230005508	NSFR (T)3014 (H)2	367,129	04/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1010	3/20/2024	WD	Q	I	01	390,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: DIORIO MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E20 S15 E10 S54 W5 S7 W6 N19 W19 N57 $
FGR=[YR=2025;ORIG=29,67] W19 S21 E18 E1 N2 N19 $
FOP=[YR=2025;ORIG=29,86] E6 N7 E5 S15 W12 N6 E1 N2 $
FOP=[YR=2025;ORIG=30,25] E10 N15 W10 S15 $
.

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	0	0	0	777.00	SF	6.50	6.50	100	2025	2024		100	5,051	
2	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2025	2024		100	3,456	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0462	ST/AL FNC	0	0	0	0	408.00	SF	10.00	10.00	100	2025	2024		100	4,080	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,187

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	0		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