

LOT 23
CONCOURSE CROSSING PHASE 1
OR 2554/1692

CALLAN DONALD GREGG & MELINDA SHARON
95102 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0023-0000



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		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,205	100	2024	1,205	134,827
FGR	483	55	2024	266	29,763
FOP	100	30	2024	30	3,357
FOP	222	30	2024	67	7,497
FUS	1,170	100	2024	1,170	130,911
STR	48	10	2024	5	559
TOTALS	3,228			2,743	306,914

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,743	111.8880	111.89	306,914	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2025

Heated Area: 2375

HX Base Yr

10

10

FOP

2024

17

43

27

21

20

9

FOP

2024

21

41

23

21

20

6

FGR

2024

23

42

15

29

29

4

12

4

STR

2024

23

42

15

29

29

4

12

4

FUS

2024

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

ML