

LOT 24
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DARDY TRACIE & JOE
95110 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0024-0000



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		2.5 100
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
BAS	1,245	100
FGR	483	55
FOP	100	30
FOP	188	30
FUS	974	100
STR	44	10
TOTALS	3,034	

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	2,575	110.8800	110.88	285,516	2023	2023	0	0	0	0.00100.00												
1 SINGLE FAM - 100% - 2024				Heated Area: 2219				HX Base Yr 2024															
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>04/23/2025</td></tr><tr><td colspan="2"></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/23/2025			AG DATE	
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XF DATE		LAND DATE	04/23/2025																				
		AG DATE																					
95110 GINA ST, FERNANDINA BEACH 04/23/2025 MLU																							

EXTRA FEATURES										95110 GINA ST, FERNANDINA BEACH				INC DATE		AG DATE		NOTES	
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	100	0	0	704.00	SF	5.20	5.20	100	2024	2023		100	3,661			
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2024	2023		100	410			