

LOT 25
CONCOURSE CROSSING PHASE 1
OR 2554/1692

GILLIS ANNE
95118 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0025-0000



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		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	1,895	100	2024	1,895	208,204
FGR	380	55	2024	209	22,963
FOP	196	30	2024	59	6,482
FST	16	55	2024	9	989
FUS	577	100	2024	577	63,395
STR	56	10	2024	6	659
TOTALS				2,755	302,692

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,755	109.8720	109.87	302,692	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2025 Heated Area: 2472 HX Base Yr 2025

Floor plan diagram showing building layout with room labels: FOP 2024, FUS 2024, BAS 2024, STR 2024, FGR 2024. Dimensions are provided for various sections.

BLD DATE		LGL DATE	
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