LOT 33
CONCOURSE CROSSING PHASE 1
OR 2554/1692

CLIFFORD AARON & KATIE
95115 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

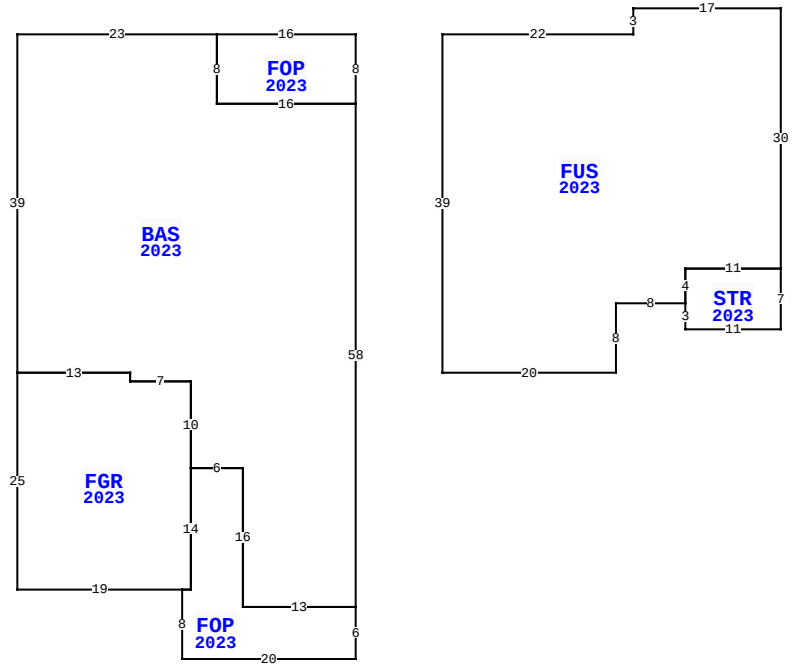
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,817	100	2023	1,817	190,603
FGR	493	55	2023	271	28,428
FOP	128	30	2023	38	3,986
FOP	218	30	2023	65	6,819
FUS	1,376	100	2023	1,376	144,342
STR	77	10	2023	8	839
TOTALS	4,109			3,575	375,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,575	104.8950	104.90	375,018	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3193 HX Base Yr



95115 GINA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,018
TOTAL MARKET OB/XF VALUE		5,693
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		465,711
SOH/AGL Deduction		0
ASSESSED VALUE		465,711
TOTAL EXEMPTION VALUE	13	465,711
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		465,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010551	NEW CONSTR	502,314	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/826	7/14/2023	WD	Q	I	01	514,400

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: CLIFFORD AARON & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W16 N8 W23 S39 E13 S1 E7 S10 E6 S16 E13 N58 $
FUS=[YR=2023;ORIG=80,2] E22 N3 E17 S30 W11 S4 W8 S8 W20 N39 $
FGR=[YR=2023;ORIG=31,41] E13 S1 E7 S10 S14 W1 W19 N25 $
FOP=[YR=2023;ORIG=51,52] E6 S16 E13 S6 W20 N8 E1 N14 $
STR=[YR=2023;ORIG=108,29] E11 S7 W11 N3 N4 $
FOP=[YR=2023;ORIG=70,2] W16 S8 E16 N8 $
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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	0811	CONCRETE B	0	100	0	0	971.00	SF	5.20	5.20	100	2023	2023		100	5,049	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2023	2023		100	644	

LAND DESCRIPTION

TOTAL OB/XF 5,693

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 07/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS