LOT 34
CONCOURSE CROSSING PHASE 1
OR 2554/1692

**HOWARD JOAN K REVOCABLE TRUST/HOWARD JOAN K TRUSTE**
95091 GINA STREET
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0330-0034-0000**

## 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 |

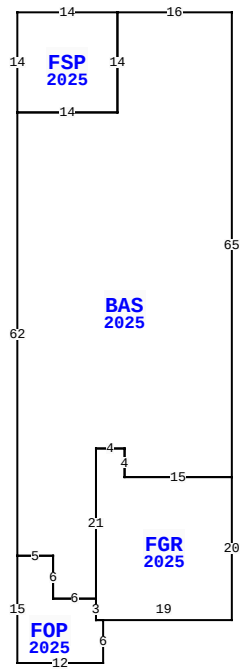
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,895 | 100 | 2025 | 1,895 | 212,543 |
| FGR | 396 | 55 | 2025 | 218 | 24,451 |
| FOP | 135 | 30 | 2025 | 40 | 4,486 |
| FSP | 196 | 40 | 2025 | 78 | 8,748 |
| TOTALS | 2,622 | | | 2,231 | 250,229 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,231 | 112.1610 | 112.16 | 250,229 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1895 HX Base Yr 2025




95091 GINA ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 250,229 |
| TOTAL MARKET OB/XF VALUE | | 4,927 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 340,156 |
| SOH/AGL Deduction | | 68,065 |
| ASSESSED VALUE | | 272,091 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 216,369 |
| TOTAL JUST VALUE | | 340,156 |
| NCON VALUE | | 255,156 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240004604 | PRIVATE PROVIDER | 349,987 | 04/22/2024 |
| B230015380 | NEW SFR T 2621, H | 349,987 | 12/01/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2709/521 | 4/30/2024 | WD | Q | I | 01 | 380,000 |

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: HOWARD JOAN K REVOC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=24,24] N14 E16 S65 W15 N4 W4 S21 W6 N6 W5 N62 E14 $
FSP=[YR=2025;ORIG=24,24] W14 N14 E14 S14 $
FGR=[YR=2025;ORIG=21,71] E4 S4 E15 S20 W19 N3 N21 $
FOP=[YR=2025;ORIG=21,92] W6 N6 W5 S15 E12 N6 W1 N3 $
.

## 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 | 100 | 0 | 0 | 758.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 4,927 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,927

| 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 07/02/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS