

LOT 35
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MCALLISTER ABBY GILDER & BRANDON ADAM
95083 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0035-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2024	1,266	140,374
FGR	462	55	2024	254	28,164
FOP	100	30	2024	30	3,326
FOP	188	30	2024	56	6,209
FUS	970	100	2024	970	107,554
STR	48	10	2024	5	554
TOTALS	3,034			2,581	286,181

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,581	110.8800	110.88	286,181	2023	2023	0	0	0	100.00

1 SINGLE FAM - 0% - 2025

Heated Area: 2236

HX Base Yr

10

FOP
2024

10

3

10

16

48

BAS
2024

42

6

21

8

16

22

19

FGR
2024

6

FOP
2024

10

16

16

13

43

FUS
2024

26

12

4

STR
2024

4

5

8

9

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

ML