LOT 37
CONCOURSE CROSSING PHASE 1
OR 2554/1692

REICHARD DEBRA D & WALTER D
95067 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0037-0000

BUILDING CHARACTERISTICS

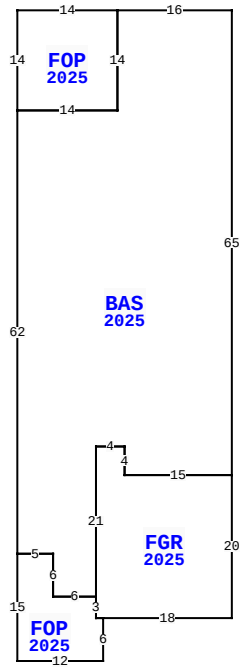
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	214,495
FGR	396	55	2025	218	24,675
FOP	135	30	2025	40	4,528
FOP	196	30	2025	59	6,678
TOTALS	2,622			2,212	250,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	113.1900	113.19	250,376	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1895 HX Base Yr



95067 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	250,376
TOTAL MARKET OB/XF VALUE	11,858
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	347,234
SOH/AGL Deduction	0
ASSESSED VALUE	347,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,234
TOTAL JUST VALUE	347,234
NCON VALUE	262,234
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003529	PRIVATE PROVIDER	307,837	03/27/2024
B230007934	HTD 1895	307,837	06/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1916	3/26/2024	WD	Q	I	01	405,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: REICHARD DEBRA D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=24,24] N14 E16 S65 W15 N4 W4 S21 W6 N6 W5 N62 E14 $
FOP=[YR=2025;ORIG=24,24] W14 N14 E14 S14 $
FGR=[YR=2025;ORIG=21,71] E4 S4 E15 S20 W18 W1 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	0	0	0	759.00	SF	6.50	6.50	100	2025	2024		100	4,934	
2	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	100	2025	2024		100	4,224	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
4	0462	ST/AL FNC	0	0	0	0	240.00	SF	10.00	10.00	100	2025	2024		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 11,858

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	0		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