

LOT 40
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MOSES BENJAMIN ALAN & LEIGH ANN TERESE
95043 GINA ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0040-0000



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/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,895	100	2023	1,895	210,118
FGR	380	55	2023	209	23,174
FOP	135	30	2023	40	4,435
FOP	196	30	2023	59	6,542
FST	16	55	2023	9	998
FUS	577	100	2023	577	63,978
STR	56	10	2023	6	665
TOTALS	3,255			2,795	309,910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,795	110.8800	110.88	309,910	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024						Heated Area: 2472		HX Base Yr			