LOT 41
CONCOURSE CROSSING PHASE 1
OR 2554/1692

VOSKERITCHIAN BRYAN D
95035 GINA ST
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0330-0041-0000**

## BUILDING CHARACTERISTICS

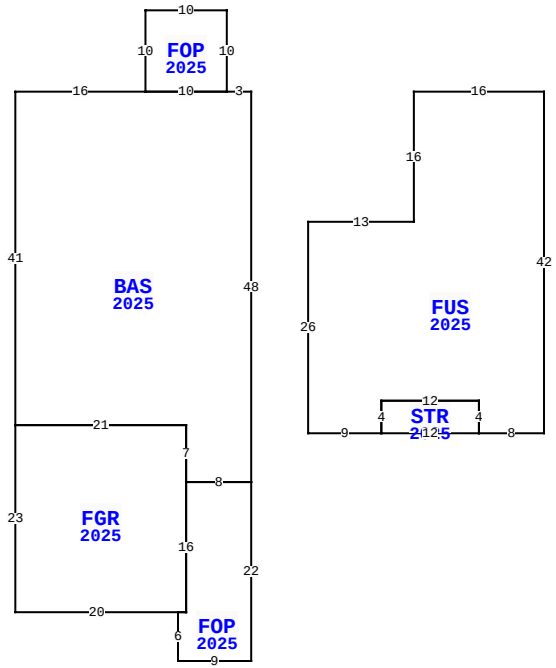
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,245 | 100 | 2025 | 1,245 | 138,046 |
| FGR | 483 | 55 | 2025 | 266 | 29,494 |
| FOP | 100 | 30 | 2025 | 30 | 3,326 |
| FOP | 182 | 30 | 2025 | 55 | 6,098 |
| FUS | 962 | 100 | 2025 | 962 | 106,667 |
| STR | 48 | 10 | 2025 | 5 | 554 |
| TOTALS | 3,020 | | | 2,563 | 284,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,563 | 110.8800 | 110.88 | 284,185 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2025 Heated Area: 2207 HX Base Yr 2025




95035 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 | | 284,185 |
| TOTAL MARKET OB/XF VALUE | | 5,226 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 374,411 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 374,411 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 323,689 |
| TOTAL JUST VALUE | | 374,411 |
| NCON VALUE | | 289,411 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240004758 | PRIVATE PROVIDER | 411,143 | 04/24/2024 |
| B230007863 | HTD 2216 | 411,143 | 06/20/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/1875 | 6/27/2024 | WD | Q | I | 01 | 430,000 |

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: VOSKERITCHIAN BRAYN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 E10 E3 S48 W8 N7 W21 N41 $
FOP=[YR=2025;ORIG=26,10] E10 N10 W10 S10 $
FGR=[YR=2025;ORIG=31,51] W21 S23 E20 E1 N16 N7 $
FOP=[YR=2025;ORIG=31,58] E8 S22 W9 N6 E1 N16 $
FUS=[YR=2025;ORIG=59,26] N16 E16 S42 W8 N4 W12 S4 W9 N26 E13 $
STR=[YR=2025;ORIG=55,48] E12 S4 W12 N4 $
.

## 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 | 804.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 5,226 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,226

| 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 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS