LOT 19
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MERCADO LIVING TRUST/MERCADO DARLEEN TRUSTEE
95070 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0019-0000

NASSAU COUNTY PROPERTY

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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

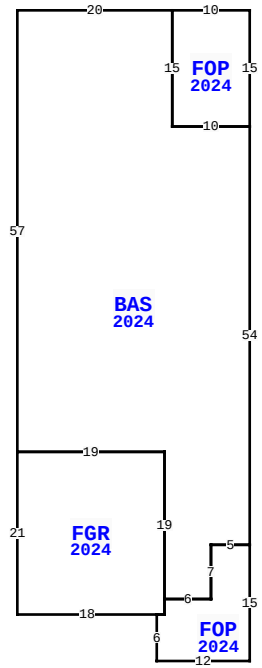
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4095.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2024	1,734	193,513
FGR	399	55	2024	219	24,440
FOP	129	30	2024	39	4,352
FOP	150	30	2024	45	5,022
TOTALS	2,412			2,037	227,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	106.8200	112.16	228,470	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1734 HX Base Yr



95070 GINA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,328
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	314,308
SOH/AGL Deduction	0
ASSESSED VALUE	314,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,308
TOTAL JUST VALUE	314,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004935	1731 HTD	281,613	04/17/2023
220006248		281,613	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1803	8/27/2024	WD	U	I	11	100
GRANTOR: MERCADO DARLEEN JACQU						
GRANTEE: MERCADO LIVING TRUS						
2687/240	12/28/2023	WD	Q	I	01	365,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: MERCADO DARLEEN JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W10 N15 W20 S57 E19 S19 E6 N7 E5 N54 $
FOP=[YR=2024;ORIG=70,-5] W10 S15 E10 N15 $
FGR=[YR=2024;ORIG=40,52] E19 S19 S2 W1 W18 N21 $
FOP=[YR=2024;ORIG=70,64] W5 S7 W6 S2 W1 S6 E12 N15 $
.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS