LOT 20
CONCOURSE CROSSING PHASE 1
OR 2554/1692

**LANGDON MATTHEW**
95078 GINA ST
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0330-0020-0000**

## BUILDING CHARACTERISTICS

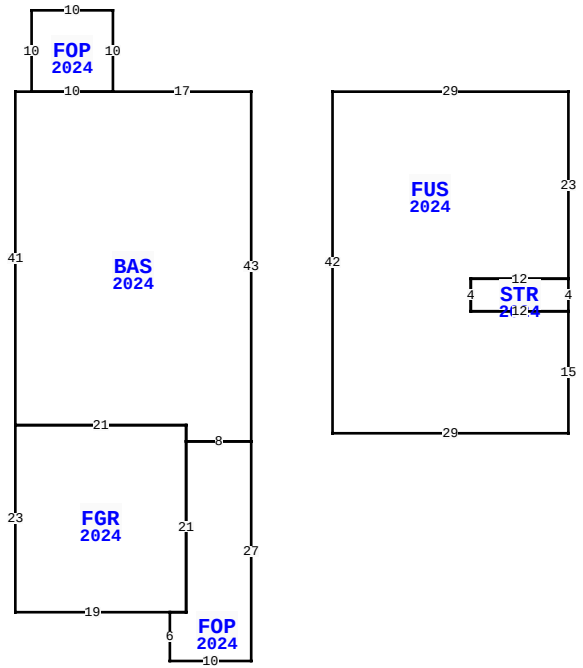
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,205 | 100 | 2024 | 1,205 | 132,942 |
| FGR | 483 | 55 | 2024 | 266 | 29,347 |
| FOP | 100 | 30 | 2024 | 30 | 3,309 |
| FOP | 228 | 30 | 2024 | 68 | 7,502 |
| FUS | 1,170 | 100 | 2024 | 1,170 | 129,081 |
| STR | 48 | 10 | 2024 | 5 | 551 |
| TOTALS | 3,234 | | | 2,744 | 302,734 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,744 | 105.6000 | 110.88 | 304,255 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 100% - 2024 Heated Area: 2375 HX Base Yr 2024




95078 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 | | 302,734 |
| TOTAL MARKET OB/XF VALUE | | 1,980 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 389,714 |
| SOH/AGL Deduction | | 10,559 |
| ASSESSED VALUE | | 379,155 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 322,744 |
| TOTAL JUST VALUE | | 389,714 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 395,241 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230004841 | 2384 HTD | 437,450 | 04/14/2023 |
| 220008791 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2687/1990 | 12/29/2023 | WD | Q | I | 01 | 420,000 |

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: LANGDON MATTHEW

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,5] W17 W10 W2 S41 E21 S2 E8 N43 $
FOP=[YR=2024;ORIG=33,-5] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=52,48] S21 W2 W19 N23 E21 S2 $
FOP=[YR=2024;ORIG=52,48] E8 S27 W10 N6 E2 N21 $
FUS=[YR=2024;ORIG=70,5] E29 S23 W12 S4 E12 S15 W29 N42 $
STR=[YR=2024;ORIG=87,28] 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 | 0504 | FP-ELECTRI | 0 | 100 | 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 | 000134 | C | RES POND | 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 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