LOT 23
CONCOURSE CROSSING PHASE 1
OR 2554/1692

COOK RYAN M & STEFANIA
95102 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

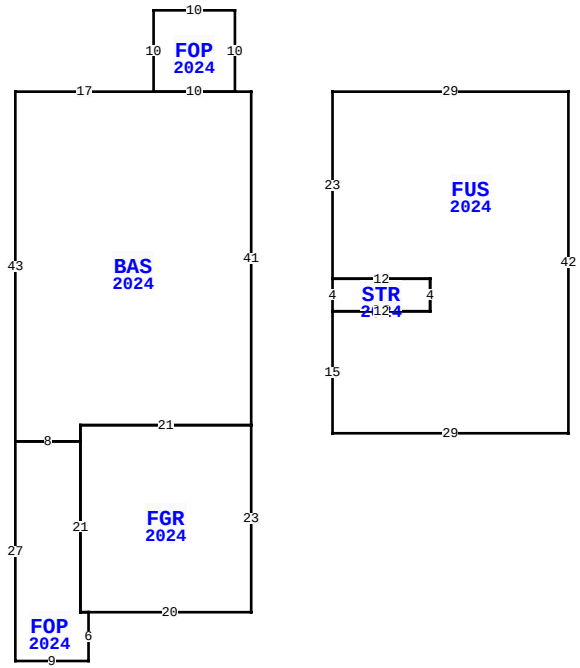
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	134,153
FGR	483	55	2024	266	29,614
FOP	100	30	2024	30	3,340
FOP	222	30	2024	67	7,460
FUS	1,170	100	2024	1,170	130,256
STR	48	10	2024	5	556
TOTALS	3,228			2,743	305,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,743	106.5600	111.89	306,914	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 2375 HX Base Yr



95102 GINA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,379
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		390,379
SOH/AGL Deduction		24,960
ASSESSED VALUE		365,419
TOTAL EXEMPTION VALUE	13	365,419
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		390,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006953	HTD 2384	440,825	05/26/2023
230003292			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2830/1284	11/21/2025	WD	Q	I	01	405,000
GRANTOR: CALLAN DONALD GREGG &						
GRANTEE: COOK RYAN M & STEFA						
2692/205	1/29/2024	WD	Q	I	02	425,000
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: CALLAN DONALD GREGG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W2 W10 W17 S43 E8 N2 E21 N41 $
FOP=[YR=2024;ORIG=58,0] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=70,51] W21 S2 S21 E1 E20 N23 $
FOP=[YR=2024;ORIG=41,53] E8 S21 E1 S6 W9 N27 $
FUS=[YR=2024;ORIG=80,10] E29 S42 W29 N15 E12 N4 W12 N23 $
STR=[YR=2024;ORIG=80,33] E12 S4 W12 N4 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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