LOT 24
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DARDY TRACIE & JOE
95110 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

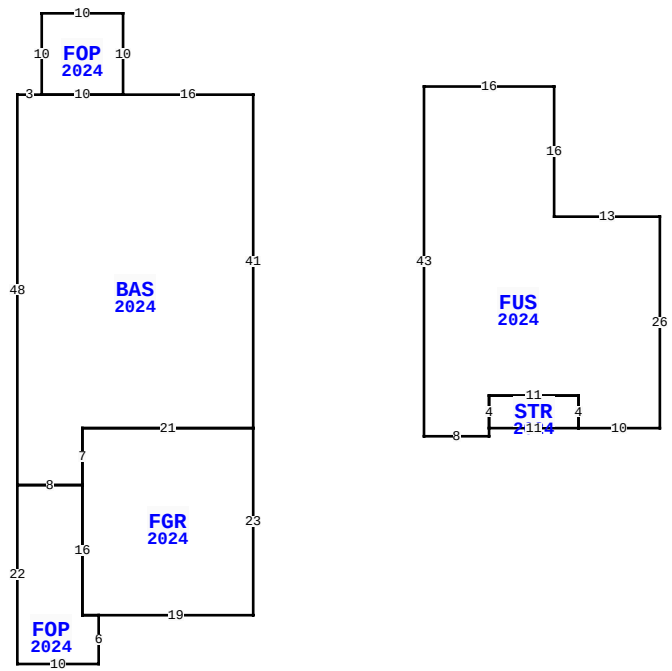
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,245	100	2024	1,245	137,356
FGR	483	55	2024	266	29,347
FOP	100	30	2024	30	3,309
FOP	188	30	2024	56	6,178
FUS	974	100	2024	974	107,457
STR	44	10	2024	4	442
TOTALS	3,034			2,575	284,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	105.6000	110.88	285,516	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2219 HX Base Yr 2024



95110 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		284,088
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,088
SOH/AGL Deduction		58,601
ASSESSED VALUE		310,487
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		259,076
TOTAL JUST VALUE		369,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003237	NEW CONSTR	358,349	03/13/2023
220007307		358,349	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1653	12/27/2023	WD	Q	I	01	430,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: DARDY TRACIE & JOE

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=70,10] W13 N16 W16 S43 E8 N1 N4 E11 S4 E10 N26 $
STR=[YR=2024;ORIG=49,32] E11 S4 W11 N4 $
BAS=[YR=2024;ORIG=20,-5] W16 W10 W3 S48 E8 N7 E21 N41 $
FOP=[YR=2024;ORIG=4,-15] W10 S10 E10 N10 $
FGR=[YR=2024;ORIG=-1,36] E21 S23 W19 W2 N16 N7 $
FOP=[YR=2024;ORIG=-9,43] E8 S16 E2 S6 W10 N22 $
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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