

LOT 25
CONCOURSE CROSSING PHASE 1
OR 2554/1692

GILLIS ANNE
95118 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0025-0000



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/LAMMT 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	1,895	100	2024	1,895	207,163
FGR	380	55	2024	209	22,848
FOP	196	30	2024	59	6,450
FST	16	55	2024	9	984
FUS	577	100	2024	577	63,078
STR	56	10	2024	6	656
TOTALS	3,120			2,755	301,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,755	104.6400	109.87	302,692	2023	2023	0	0	0.50	99.50
1 SINGLE FAM			100% - 2025			Heated Area: 2472			HX Base Yr 2025		
Floor plan diagram showing various rooms and their market adjustments. The diagram includes the following rooms and dimensions: - FOP 2024: 14x14 - FUS 2024: 17x37 - BAS 2024: 62x65 - STR 2024: 11x3 - FGR 2024: 15x20 Other dimensions shown include 16, 14, 17, 37, 16, 11, 3, 12, 4, 14, 4, 15, 17, 5, 6, 3, 18, 20, 14, 16, 62, 65, 11, 3, 12, 4, 14, 4, 15, 17, 5, 6, 3, 18, 20.											