

LOT 33
CONCOURSE CROSSING PHASE 1
OR 2554/1692

CLIFFORD AARON & KATIE
95115 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0033-0000



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	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,817	100
FGR	493	55
FOP	128	30
FOP	218	30
FUS	1,376	100
STR	77	10
TOTALS	4,109	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,575	99.9000	104.90	375,018	2023	2023	0	0	0	0.50	99.50	
1 SINGLE FAM 100% - 2025				Heated Area: 3193				HX Base Yr					
The floor plan consists of several interconnected rectangular sections. The main left section is labeled 'BAS 2023'. Below it is a section labeled 'FGR 2023'. To the right of the main section is a large section labeled 'FUS 2023'. At the bottom of the main section is a section labeled 'FOP 2023'. To the right of the 'FUS 2023' section is a small section labeled 'STR 2023'. Dimensions are provided for various sections: 23, 16, 8, 16, 39, 13, 7, 10, 6, 14, 16, 13, 8, 20, 19, 25, 13, 7,													