LOT 35
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MCALLISTER ABBY GILDER & BRANDON ADAM
95083 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

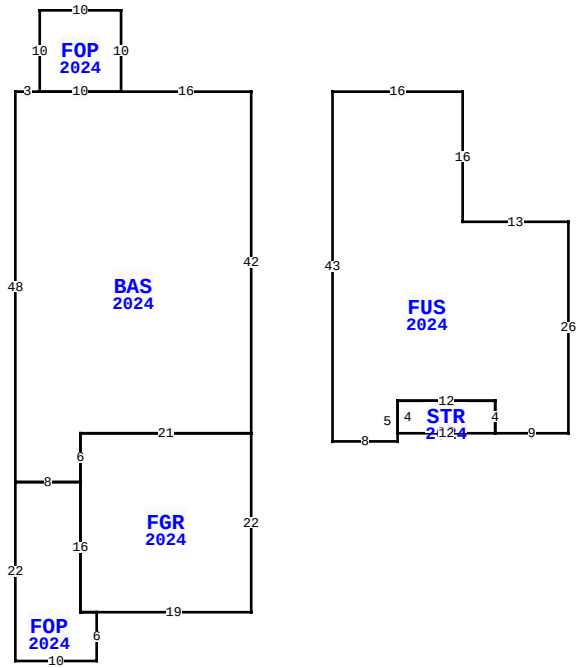
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,266	100	2024	1,266	139,672
FGR	462	55	2024	254	28,023
FOP	100	30	2024	30	3,309
FOP	188	30	2024	56	6,178
FUS	970	100	2024	970	107,016
STR	48	10	2024	5	551
TOTALS	3,034			2,581	284,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	105.6000	110.88	286,181	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2025 Heated Area: 2236 HX Base Yr



95083 GINA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	369,750
SOH/AGL Deduction	0
ASSESSED VALUE	369,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,750
TOTAL JUST VALUE	369,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001476	NEW CONSTR	358,349	02/02/2023
220007305		358,349	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1672	1/30/2024	WD	Q	I	01	400,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: MCALLISTER ABBY GIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W16 W10 W3 S48 E8 N6 E21 N42 $
FOP=[YR=2024;ORIG=34,0] E10 S10 W10 N10 $
FGR=[YR=2024;ORIG=39,52] E21 S22 W19 W2 N16 N6 $
FOP=[YR=2024;ORIG=31,58] E8 S16 E2 S6 W10 N22 $
FUS=[YR=2024;ORIG=70,10] S43 E8 N5 E12 S4 E9 N26 W13 N16 W16 $
STR=[YR=2024;ORIG=78,48] E12 S4 W12 N4 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS