LOT 36
CONCOURSE CROSSING PHASE 1
OR 2554/1692

VENTRESCO MACKENZIE & JORDAN
95075 GINA ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0036-0000

BUILDING CHARACTERISTICS

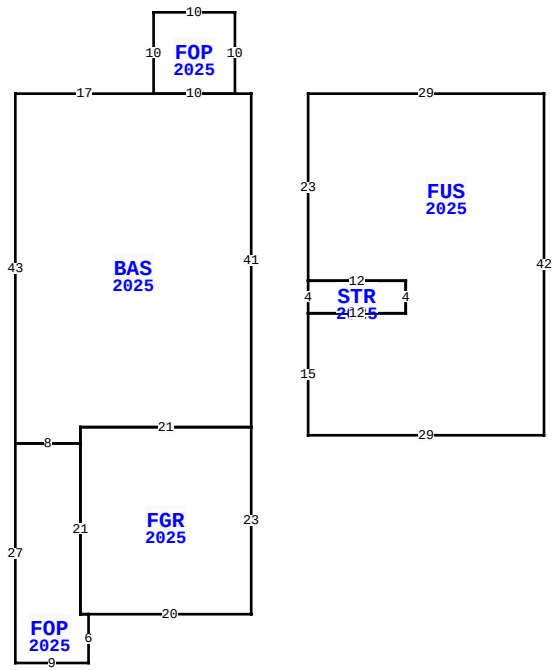
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2025	1,205	134,827
FGR	483	55	2025	266	29,763
FOP	100	30	2025	30	3,357
FOP	222	30	2025	67	7,497
FUS	1,170	100	2025	1,170	130,911
STR	48	10	2025	5	559
TOTALS	3,228			2,743	306,914

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	2024	2024	0	0	0	0.00	100.00

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



95075 GINA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,914
SOH/AGL Deduction		0
ASSESSED VALUE		391,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,503
TOTAL JUST VALUE		391,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004770	PRIVATE PROVIDER	383,728	04/24/2024
B230007854	HTD 2384	383,728	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/189	6/18/2024	WD	Q	I	01	430,000

GRANTOR: CENTURY COMMUNITIES O

GRANTEE: VENTRESCO MACKENZIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 E10 E2 S41 W21 S2 W8 N43 $
FOP=[YR=2025;ORIG=27,10] E10 N10 W10 S10 $
FGR=[YR=2025;ORIG=18,51] E21 S23 W20 W1 N21 N2 $
FOP=[YR=2025;ORIG=18,53] W8 S27 E9 N6 W1 N21 $
FUS=[YR=2025;ORIG=46,10] E29 S42 W29 N15 E12 N4 W12 N23 $
STR=[YR=2025;ORIG=46,33] E12 S4 W12 N4 $
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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 07/02/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS