LOT 39
CONCOURSE CROSSING PHASE 1
OR 2554/1692

JOHNSON DANIEL & GISELE
1287 FAREHARM DR
NEW ALBANY, OH 43054

2026

29-2N-28-0330-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

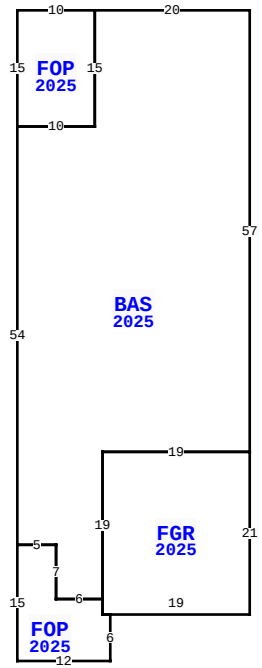
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,734	100	2025	1,734	196,271
FGR	399	55	2025	219	24,789
FOP	129	30	2025	39	4,414
FOP	150	30	2025	45	5,094
TOTALS	2,412			2,037	230,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	107.8000	113.19	230,568	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1734 HX Base Yr



95051 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	230,568
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	315,568
SOH/AGL Deduction	0
ASSESSED VALUE	315,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,568
TOTAL JUST VALUE	315,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003276	PRIVATE PROVIDER	281,613	03/21/2024
B230006478	HTD 1731	281,613	05/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1894	7/09/2025	WD	Q	I	02	365,000
GRANTOR: HUYNH RICKY THINH						
GRANTEE: JOHNSON DANIEL & GI						
2707/1582	4/23/2024	WD	Q	I	01	357,400
GRANTOR: CENTURY COMMUNITIES O						
GRANTEE: HUYNH RICKY THINH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,25] N15 E20 S57 W19 S19 W6 N7 W5 N54 E10 $
FOP=[YR=2025;ORIG=20,25] W10 N15 E10 S15 $
FGR=[YR=2025;ORIG=21,67] E19 S21 W19 N2 N19 $
FOP=[YR=2025;ORIG=10,79] E5 S7 E6 S2 E1 S6 W12 N15 $
.

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	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 07/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS