

UNIT 1 LOT C
CONCOURSE CROSSING PHASE 1
OR 2554/1692

VISION INVESTMENTS GROUP FL LLC
95433 KATHERINE ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0001-00C0



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Roof Cover	12	MODULAR MT 0		
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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	752	85,487
FGR	285	55	157	17,848
FOP	25	30	8	909
FOP	144	30	43	4,888
FUS	1,072	100	1,072	121,865
STR	52	10	5	568

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,037	119.6580	113.68	231,566	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2024						Heated Area: 1824		HX Base Yr			