

UNIT 4 LOT E
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ELSAMANOUDI SUZY
95116 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0004-00E0



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		2.5 100		
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	% COND
0320	01	2,037	119.6580	113.68	231,566	2023	2023	0	0	0.00
1 TOWNHOUSE - 100% - 2024										
Heated Area: 1824						HX Base Yr 2024				