

LOT 6
CONCOURSE CROSSING PHASE 1
OR 2554/1692

SWARS CESSALEE & CHRISTOPHER
95254 KATHERINE ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0006-0000



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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Quality	01	Quality Level 01		
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	1,344	100	1,344	156,764
FGR	440	55	242	28,227
FOP	100	30	30	3,499
FOP	132	30	40	4,666
FUS	1,181	100	1,181	137,752
STR	52	10	5	583
TOTALS	3,249		2,842	331,491

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,842	93.3120	116.64	331,491	2023	2023	0	0	0.00	100.00

1 SNGL FAM - 100% - 2024

Heated Area: 2525

HX Base Yr

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