

LOT 18
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BUBEN HUNTER & ABIGAIL BELLAR
95390 KATHERINE ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		5 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
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	1,324	100	1,324	157,291
FGR	460	55	253	30,056
FOP	100	30	30	3,564
FOP	132	30	40	4,752
FUS	1,181	100	1,181	140,303
STR	68	10	7	832

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,835	95.0400	118.80	336,798	2023	2023	0	0	0.00	100.00

1 SNGL FAM - 0% - 2024

Heated Area: 2505

HX Base Yr

The diagram shows a site plan for a single-family home. The lot is 16 units wide and 37 units deep. The buildings are labeled as follows: BAS 2024 (Basement), FGR 2024 (Front Garage), FOP 2024 (Front Porch), FUS 2024 (Front Yard), and ST 2024 (Street). The dimensions for each building are: BAS 2024 (16x37), FGR 2024 (16x37), FOP 2024 (16x37), FUS 2024 (16x37), and ST 2024 (16x37). The lot area is 2505 square feet.