

LOT 30
CONCOURSE CROSSING PHASE 1
OR 2554/1692

YUNOS NABILAH
95359 KATY ST
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0030-0000



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/LAMMT 60		
Interior Floor	14	CARPET 40		
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		
Occupancy	00	NONE 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	1,895	100	1,895	223,496
FGR	380	55	209	24,649
FOP	135	30	40	4,718
FOP	196	30	59	6,958
FST	16	55	9	1,061
FUS	394	100	394	46,468
STR	56	10	6	708
TOTALS	3,072		2,612	308,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,612	94.3488	117.94	308,059	2022	2022	0	0	0	0.00100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2289

HX Base Yr 2023

The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled with blue text indicating their code and year: BAS 2022, FGR 2022, FOP 2022, FST 2022, FUS 2022, and STR 2022. Dimensions are provided for each room and corridor. The layout includes a large central area (BAS 2022) with a long vertical corridor (65) and a horizontal corridor (15). To the right of the central area is a smaller room (FGR 2022) with a vertical corridor (20) and a horizontal corridor (18). To the left of the central area is a room (FOP 2022) with a vertical corridor (14) and a horizontal corridor (14). To the right of the central area is a room (FUS 2022) with a vertical corridor (13) and a horizontal corridor (16). To the left of the central area is a room (FST 2022) with a vertical corridor (14) and a horizontal corridor (14). To the right of the central area is a room (STR 2022) with a vertical corridor (17) and a horizontal corridor (6). The diagram also shows a central vertical corridor (62) and a horizontal corridor (4) connecting the central area to the right side.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023

MLU