

LOT 74
CONCOURSE CROSSING PHASE 1
OR 2554/1692

STANLEY NICHOLAUS/BORDNICK LAUREN
95033 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0330-0074-0000



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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	1,734	100	1,734	210,300
FGR	399	55	219	26,560
FOP	129	30	39	4,730
FOP	150	30	45	5,458
TOTALS	2,412		2,037	247,047

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,037	97.0200	121.28	247,047	2023	2023	0	0	0.00	100.00

1 SNGL FAM - 100% - 2024

Heated Area: 1734

HX Base Yr 2024

The site map shows a property layout with three distinct areas labeled in blue: FOP 2023, BAS 2023, and FGR 2023. The FOP 2023 area is located at the top left, with dimensions 10, 20, 15, and 10. The BAS 2023 area is a large central rectangle with dimensions 54, 57, 19, and 21. The FGR 2023 area is a smaller rectangle at the bottom right, with dimensions 19, 21, 18, and 6. Other dimensions include 15, 10, 5, 7, 6, 12, and 15, which define the overall shape and internal divisions of the property. The map is oriented with a north arrow pointing towards the top right.

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