

LOT 7
IN OR 2071/1677
HARBOR CONCOURSE PHASE 1

MONTEIRO RYAN & KASEY
81056 LEESIDE CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0007-0000



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	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
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			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4145.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2016	1,722	201,933
FGR	440	55	2016	242	28,379
FOP	42	30	2016	13	1,525
FOP	112	30	2016	34	3,987
PT0	196	5	2018	10	1,172
TOTALS	2,512			2,021	236,996

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,021	121.5249	121.52	245,592	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2017

Heated Area: 1722

HX Base Yr 2017

BLD DATE

03/30/2023

NW

LGL DATE

04/23/2025

ML