

LOT 116
HARBOR CONCOURSE PHASE 2
PB 8/162

HENRY STEVEN CHARLES & EVE
81519 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0116-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,909	100
FGR	420	55
FOP	48	30
FOP	224	30
FUS	384	100
STR	66	10
TOTALS	3,051	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,612	117.4320	117.43	306,727	2019	2019	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020						Heated Area: 2293		HX Base Yr 2020			
BLD DATE		03/30/2023		NW		LGL DATE					