

LOT 126
IN OR 2167/1093
HARBOR CONCOURSE PHASE 2

COCHRAN BRENT & JENIFER
97243 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0126-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2017	1,417	145,369
FGR	440	55	2017	242	24,827
FOP	114	30	2017	34	3,488
FSP	180	40	2017	72	7,386
FUS	2,078	100	2017	2,078	213,180
STR	33	10	2017	3	308
TOTALS	4,262			3,846	394,558

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,846	106.3125	106.31	408,868	2017	2017	0	0	3.50 96.50

1 SINGLE FAM - 100% - 2020

Heated Area: 3495

HX Base Yr 2020

BLD DATE	03/30/2023	NW	LGL DATE	
YE DATE			LAND DATE	04/23/2025