

LOT 1
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BIRNHAK RANDI
95214 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0001-0000



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 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
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	4095.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2022	1,817	190,320
FGR	493	55	2022	271	28,385
FOP	128	30	2022	38	3,980
FOP	146	30	2022	44	4,609
FUS	1,381	100	2022	1,381	144,651
TOTALS	3,965			3,551	371,945

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,551	105.2730	105.27	373,814	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025						Heated Area: 3198		HX Base Yr 2025			
23 16 8 16 39 13 7 10 6 14 16 19 8 6 13 25 24 58 BAS 2022 22 3 17 33 38 20 8 19 13 FUS 2022 8 16 8 16 39 13 7 10 6 14 16 19 8 6 13 25 24 58 FGR 2022 8 16 8 16 39 13 7 10 6 14 16 19 8 6 13 25 24 58 FOP 2022											
BLD DATE								LGL DATE			