

UNIT 1 LOT B
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LARSEN DOUGLAS RICHARD/FURLOW ADRIENNE DENNYS
85441 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0001-00B0



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 80		
Roof Cover		12	MODULAR MT 20		
Interior Wall		05	DRYWALL 100		
Interior Floo		13	LVT/LAMMT 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
Quality		03	Quality Level 03		
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	752	100	2024	752	81,953
FGR	285	55	2024	157	17,110
FOP	25	30	2024	8	872
FOP	144	30	2024	43	4,686
FUS	1,072	100	2024	1,072	116,827
STR	52	10	2024	5	545
TOTALS	2,330			2,037	221,992

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,037	108.9760	108.98	221,992	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2024						Heated Area: 1824		HX Base Yr			