

UNIT 2 LOT B
CONCOURSE CROSSING PHASE 1
OR 2554/1692

RUSSELL GRACIE
95377 KATHERINE STREET
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0002-00B0



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	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2.5 100			
Frame		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	2025	752	81,803
FGR	285	55	2025	157	17,078
FOP	25	30	2025	8	870
FOP	144	30	2025	43	4,678
FUS	1,072	100	2025	1,072	116,612
STR	52	10	2025	5	544
TOTALS	2,330			2,037	221,585

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	108.7800	108.78	221,585	2024	2024	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2025						Heated Area: 1824		HX Base Yr			
Floor plan diagram showing various rooms and their dimensions. The rooms are labeled with codes and years: FOP 2025, BAS 2025, FGR 2025, FUS 2025, and STR 2025. Dimensions are provided for each room and overall area.											