

UNIT 5 LOT E
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ROBINSON PROPERTY INVESTMENT LLC
95164 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0005-00E0



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/LAMMT 50			
Interior Floor	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	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	0.00100.00
1 TOWNHOUSE - 0% - 2025						Heated Area: 1824		HX Base Yr			
The floor plan diagram illustrates a townhouse layout with several labeled areas and their dimensions: FOP 2025 (Front Porch): Located at the top left, with dimensions 18, 4, 6, 12, and 10. BAS 2025 (Bathroom): Located in the middle left, with dimensions 39, 45, 5, 7, and 6. FGR 2025 (Front Garden): Located at the bottom left, with dimensions 18, 13, and 23. FUS 2025 (Front Utility): Located in the middle right, with dimensions 48, 5, 20, 13, and 40. STR 2025 (Staircase): Located in the middle right, with dimensions 15, 4, 13, and 4.											
BLD DATE						LGL DATE		04/23/2025			
XF DATE						LAND DATE		MLU			