

LOT 18
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BUBEN HUNTER & ABIGAIL BELLAR
95390 KATHERINE ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0018-0000



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	03	FORCED AIR 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
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	1,324	100	2024	1,324	146,805
FGR	460	55	2024	253	28,053
FOP	100	30	2024	30	3,326
FOP	132	30	2024	40	4,435
FUS	1,181	100	2024	1,181	130,949
STR	68	10	2024	7	776
TOTALS	3,265			2,835	314,345

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,835	110.8800	110.88	314,345	2023	2023	0	0	0	100.00

1 SINGLE FAM - 100% - 2025

Heated Area: 2505

HX Base Yr 2025

The site map illustrates a property layout with several distinct areas and their dimensions. The overall lot dimensions are 16 units wide and 41 units deep. The areas are defined as follows:

- BAS 2024**: A large rectangular area measuring 16 units by 41 units.
- FOP 2024**: A small rectangular area at the top center, measuring 10 units by 10 units.
- FGR 2024**: A rectangular area at the bottom left, measuring 20 units by 23 units.
- FUS 2024**: A large rectangular area on the right side, measuring 29 units by 42 units.
- STR 2024**: A small rectangular area at the bottom right, measuring 17 units by 14 units.

Additional dimensions and labels include:

- Top boundary: 10 units.
- Left boundary: 16 units.
- Right boundary: 37 units.
- Bottom boundary: 10 units.
- Internal dimensions: 10,