

LOT 46
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LOLLYPOP PROPERTIES LLC
95425 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0046-0000



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 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,205	100	2025	1,205	134,827
FGR	483	55	2025	266	29,763
FOP	222	30	2025	67	7,497
FSP	100	40	2025	40	4,476
FUS	1,170	100	2025	1,170	130,911
STR	48	10	2025	5	559
TOTALS	3,228			2,753	308,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,753	111.8880	111.89	308,033	2024	2024	0	0	0	0.00100.00

1 SINGLE FAM - 0% - 2025

Heated Area: 2375

HX Base Yr

Floor plan diagram showing building layout with areas labeled FSP 2025, BAS 2025, FGR 2025, FUS 2025, and STR 2025. Dimensions are provided for various sections.

Dimensions (in feet):

- FSP 2025: 10' x 10'
- BAS 2025: 41' x 43'
- FGR 2025: 23' x 21'
- FUS 2025: 29' x 23'
- STR 2025: 12' x 4'

Other dimensions: 17', 10', 19', 21', 8', 27', 20', 9', 42', 15', 29', 12', 4', 12',