

LOT 70
CONCOURSE CROSSING PHASE 1
OR 2554/1692

WRIGHT GARY
95089 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0070-0000



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	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	2025	1,324	144,131
FGR	460	55	2025	253	27,542
FOP	100	30	2025	30	3,266
FOP	132	30	2025	40	4,354
FUS	1,181	100	2025	1,181	128,564
STR	68	10	2025	7	762
TOTALS	3,265			2,835	308,618

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	108.8640	108.86	308,618	2024	2024	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2025

Heated Area: 2505

HX Base Yr

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

MLU