

LOT 86
CONCOURSE CROSSING PHASE 2
OR 2583/198

SARGENT CHRISTOPHER & CARINA R
95193 LOCK ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0086-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
BAS	1,817	100
FGR	493	55
FOP	128	30
FOP	146	30
FUS	1,411	100
STR	74	10

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,588	103.0050	103.00	369,564	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025						Heated Area: 3228		HX Base Yr 2025			
The floor plan diagram illustrates the layout of a single-family home with the following rooms and dimensions: FOP 2025 (Front Porch): Located at the top left, with a width of 16 and a depth of 8. BAS 2025 (Bathroom): Located in the upper middle section, with a width of 23 and a depth of 39. FGR 2025 (Front Garden Room): Located in the lower middle section, with a width of 13 and a depth of 25. STR 2025 (Staircase): Located in the lower left section, with a width of 11 and a depth of 7. FUS 2025 (Front Utility Room): Located in the upper right section, with a width of 22 and a depth of 39. Other dimensions and connections shown include: 8, 16, 23, 39, 58, 12, 6, 16, 14, 19, 7, 13, 10, 3, 11, 8, 4, 10, 5, 15, 17, 3, 22, 33, 7, 8, 10, 5, 15, 17, 3, 22, 33,											