

LOT 89
CONCOURSE CROSSING PHASE 2
OR 2583/198

HANEY BROOKS R & ASHLEY M
95217 LOCK ST
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0089-0000



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		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	2,393	100	2025	2,393	262,919
FGR	460	55	2025	253	27,797
FOP	120	30	2025	36	3,955
PT0	72	5	2025	4	439
TOTALS	3,045			2,686	295,111

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,686	109.8720	109.87	295,111	2024	2024	0	0	0	0.00100.00
1 SINGLE FAM - 0% - 2025				Heated Area: 2393				HX Base Yr			