

LOT 93  
CONCOURSE CROSSING PHASE 2  
OR 2583/198

BONET KEITH  
95053 ROCKY PL  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0330-0093-0000



| 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                      | 1,337            | 100              |
| STR                      | 74               | 10               |
| TOTALS                   | 3,995            |                  |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |           |      |      |      |      |        |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-----------|------|------|------|------|--------|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                    | 01  | 3,514     | 103.0050    | 103.00         | 361,942        | 2024      | 2024 | 0    | 0    | 0.00 | 100.00 |
| 1 SINGLE FAM - 100% - 2025 Heated Area: 3154 HX Base Yr |     |           |             |                |                |           |      |      |      |      |        |
|                                                         |     |           |             |                |                |           |      |      |      |      |        |
| BLD DATE                                                |     |           |             |                |                | LGL DATE  |      |      |      |      |        |
| XF DATE                                                 |     |           |             |                |                | LAND DATE |      |      |      |      |        |
| INC DATE                                                |     |           |             |                |                | AG DATE   |      |      |      |      |        |
| 95053 ROCKY PL, FERNANDINA BEACH 04/23/2025 MLU         |     |           |             |                |                |           |      |      |      |      |        |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 761.00 | SF | 6.50  | 6.50           | 100       | 2025    |
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