

LOT 114  
HARBOR CONCOURSE PHASE 2  
PB 8/162

BG VENTURES INVESTMENT REAL ESTATE LLC  
97235 HARBOR CONCOURSE CIR  
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0114-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structure           | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 12               | HARDWOOD 50      |
| Interior Floor           | 14               | CARPET 50        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 5 100            |
| Bathrooms                |                  | 4 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 0                | 0 100            |
| Units                    | 0                | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 04               | Quality Level 04 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4145.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,414            | 100              |
| FGR                      | 646              | 55               |
| FOP                      | 134              | 30               |
| FOP                      | 200              | 30               |
| FUS                      | 1,845            | 100              |
| STR                      | 70               | 10               |
| TOTALS                   | 4,309            |                  |

| MARKET ADJUSTMENTS     |     |           |             |                |                |                   |      |            |      |      |        |
|------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------------|------|------|--------|
| TYPE                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON       | FNCT | NORM | % COND |
| 0100                   | 01  | 3,721     | 107.2575    | 112.62         | 419,059        | 2018              | 2018 | 0          | 0    | 3.50 | 96.50  |
| 1 SINGLE FAM 0% - 2025 |     |           |             |                |                | Heated Area: 3259 |      | HX Base Yr |      |      |        |
|                        |     |           |             |                |                |                   |      |            |      |      |        |