

LOT 126
IN OR 2167/1093
HARBOR CONCOURSE PHASE 2

COCHRAN BRENT & JENIFER
97243 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0126-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2017	1,417	151,853
FGR	440	55	2017	242	25,933
FOP	114	30	2017	34	3,643
FSP	180	40	2017	72	7,716
FUS	2,078	100	2017	2,078	222,688
STR	33	10	2017	3	322
TOTALS	4,262			3,846	412,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,846	106.3125	111.63	429,329	2017	2017	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 3495 HX Base Yr 2020

BLD DATE	03/30/2023	NW	LGL DATE	04/23/2025	ML
XF DATE			LAND DATE		