

UNIT 1 LOT B
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LARSEN DOUGLAS RICHARD/FURLOW ADRIENNE DENNYS
85441 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0001-00B0



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 80			
Roof Cover	12	MODULAR MT 20			
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	2.	2. 100			
Units	0	100			
Quality	03	Quality Level 03			
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	752	100	2024	752	85,614
FGR	285	55	2024	157	17,874
FOP	25	30	2024	8	910
FOP	144	30	2024	43	4,895
FUS	1,072	100	2024	1,072	122,045
STR	52	10	2024	5	569
TOTALS	2,330			2,037	231,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,037	108.9760	114.42	233,074	2023	2023	0	0	0	0.50 99.50
1 TOWNHOUSE		0% - 2024		Heated Area: 1824				HX Base Yr			
BLD DATE						LGL DATE					