

UNIT 1 LOT 6
CONCOURSE CROSSING PHASE 1
OR 2554/1692

SZROM CHRISTOPHER
95401 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0001-0000



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
BAS	752	100
FGR	285	55
FOP	25	30
FOP	144	30
FUS	1,072	100
STR	52	10
TOTALS	2,330	2,037

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 100% - 2025 Heated Area: 1824 HX Base Yr 2025											
18 4 6 12 10 39 5 7 18 13 23 5 5 5 6 20 13 FOP 2024 BAS 2024 FGR 2024 18 15 4 13 4 48 5 13 40 20 13 FUS 2024 TH 2024											
BLD DATE						LGL DATE					