

UNIT 2 LOT B
CONCOURSE CROSSING PHASE 1
OR 2554/1692

RUSSELL GRACIE
95377 KATHERINE STREET
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0002-00B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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
	2025	752
		85,893
FGR	285	55
	2025	157
		17,933
FOP	25	30
	2025	8
		914
FOP	144	30
	2025	43
		4,911
FUS	1,072	100
	2025	1,072
		122,444
STR	52	10
	2025	5
		571
TOTALS	2,330	
		2,037
		232,666

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	108.7800	114.22	232,666	2024	2024	0	0	0.00	100.00
1 TOWNHOUSE 0% - 2025											
Heated Area: 1824						HX Base Yr					
The floor plan diagram shows a townhouse layout with the following labeled areas and dimensions: FOP 2025 (Front Porch): 18' x 10' BAS 2025 (Bathroom): 45' x 39' FGR 2025 (Front Garden): 23' x 13' FUS 2025 (Front Utility): 40' x 13' STR 2025 (Staircase): 13' x 13' Other dimensions shown include 4', 6', 12', 15', 4', 49', 5', 20', 13', 18', 7', 9', 5', 13', 18', 13', 1											