

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

C5315V LLC
13245 ATLANTIC BLVD STE 174
JACKSONVILLE, FL 32225

2026

29-2N-28-0330-0002-00E0



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
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	2025	752	85,893
FOP	25	30	2025	8	914
FOP	144	30	2025	43	4,911
FOP	285	30	2025	86	9,823
FUS	1,018	100	2025	1,018	116,276
STR	52	10	2025	5	571
TOTALS	2,276			1,912	218,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,912	108.7800	114.22	218,389	2024	2024	0	0	0	0.00100.00
1 TOWNHOUSE 0% - 2025											
Heated Area: 1770											
HX Base Yr											