

UNIT 4 LOT E
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ELSAMANOUDI SUZY
95116 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0004-00E0



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/LAMNT 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	2024	752	85,464
FGR	285	55	2024	157	17,843
FOP	25	30	2024	8	909
FOP	144	30	2024	43	4,886
FUS	1,072	100	2024	1,072	121,832
STR	52	10	2024	5	568
TOTALS	2,330			2,037	231,503

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	2023	2023	0	0	0.50	99.50
1 TOWNHOUSE 100% - 2024											
Heated Area: 1824											
HX Base Yr 2024											
FOP 2024 BAS 2024 FGR 2024 FUS 2024											