

UNIT 5 LOT H
CONCOURSE CROSSING PHASE 1 R/P
OR 2590/692

8 FLAGS LLC
95188 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0005-00H0



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	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				2,037	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 unit with the following labeled areas and dimensions: FOP 2025 (Front Porch): 10' x 12' BAS 2025 (Bathroom): 4' x 5' FGR 2025 (Front Garden): 13' x 18' FUS 2025 (Front Utility): 13' x 13' STR 2025 (Staircase): 13' x 13' Other dimensions shown include 18, 4, 6, 12, 39, 45, 48, 5, 7, 6, 23, 18, 13, 29, 40, 15, 4, 13, 4, 18, 13											