

LOT 9
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MINETT FLORENCE LYNN
95278 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0009-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,895	100
FGR	396	55
FOP	135	30
FOP	196	30
TOTALS	2,622	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,212	106.8200	112.16	248,098	2024	2024	0	0	0	0.00100.00

1 SINGLE FAM

100% - 2025

Heated Area: 1895

HX Base Yr 2025

The floor plan diagram shows a main rectangular area with dimensions 65 (vertical) and 62 (horizontal). Inside this main area, there are three smaller rectangular sections labeled 'FOP 2025' (Finished Openings) and one labeled 'FGR 2025' (Finished Ground Room). The dimensions for these sections are: FOP 2025 (top right) is 14x14; FGR 2025 (bottom left) is 15x21; and FOP 2025 (bottom right) is 6x12. The main area is labeled 'BAS 2025' (Basement). The overall dimensions of the main area are 65x62.

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

ML