

LOT 18
CONCOURSE CROSSING PHASE 1
OR 2554/1692

BUBEN HUNTER & ABIGAIL BELLAR
95390 KATHERINE ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0018-0000



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	03	FORCED AIR 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
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	1,324	100	2024	1,324	146,071
FGR	460	55	2024	253	27,913
FOP	100	30	2024	30	3,309
FOP	132	30	2024	40	4,413
FUS	1,181	100	2024	1,181	130,294
STR	68	10	2024	7	772
TOTALS	3,265			2,835	312,773

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,835	105.6000	110.88	314,345	2023	2023	0	0	0.50	99.50
1 SINGLE FAM 100% - 2025				Heated Area: 2505				HX Base Yr 2025			