

LOT 27
CONCOURSE CROSSING PHASE 1
OR 2554/1692

EDWARDS CHARLES F III & STEWART MARY
95383 KATY ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0027-0000



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/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2024	1,734	193,513
FGR	399	55	2024	219	24,440
FOP	129	30	2024	39	4,352
FOP	150	30	2024	45	5,022
TOTALS	2,412			2,037	227,328

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,037	106.8200	112.16	228,470	2023	2023	0	0	0.50	99.50		
1 SINGLE FAM				100% - 2026				Heated Area: 1734				HX Base Yr 2026	
Floor plan diagram showing three rooms: FOP 2024 (top left), BAS 2024 (middle), and FGR 2024 (bottom right). Dimensions are provided for each room and the overall layout.													