

LOT 46
CONCOURSE CROSSING PHASE 1
OR 2554/1692

LOLLYPOP PROPERTIES LLC
95425 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0046-0000



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	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,205	100	2025	1,205	134,827
FGR	483	55	2025	266	29,763
FOP	222	30	2025	67	7,497
FSP	100	40	2025	40	4,476
FUS	1,170	100	2025	1,170	130,911
STR	48	10	2025	5	559
TOTALS	3,228			2,753	308,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,753	106.5600	111.89	308,033	2024	2024	0	0	0.00	100.00
1 SINGLE FAM		0% - 2025		Heated Area: 2375				HX Base Yr			
The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and the year 2025. The areas are: FSP (top left), FUS (top right), BAS (middle left), FGR (bottom left), FOP (bottom center), and STR (small room within FUS). Dimensions are provided for each area and the overall footprint. The overall footprint is 29 units wide and 41 units high. The FUS area is 29 units wide and 23 units high. The FGR area is 23 units wide and 21 units high. The FOP area is 9 units wide and 9 units high. The STR area is 12 units wide and 4 units high. The BAS area is 17 units wide and 21 units high. The FSP area is 10 units wide and 10 units high. The FUS area is 29 units wide and 23 units high. The FGR area is 23 units wide and 21 units high. The FOP area is 9 units wide and 9 units high. The STR area is 12 units wide and 4 units high. The BAS area is 17 units wide and 21 units high. The FSP area is 10 units wide and 10 units high.											
BLD DATE				LGL DATE							