

LOT 54
CONCOURSE CROSSING PHASE 1
OR 2554/1692

DAVIS DAVID & KELLY MARIE/MARTIN JO CAROLYN
95273 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0054-0000



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		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	1,324	100	2025	1,324	144,131
FGR	460	55	2025	253	27,542
FOP	100	30	2025	30	3,266
FOP	132	30	2025	40	4,354
FUS	1,181	100	2025	1,181	128,564
STR	52	10	2025	5	544
TOTALS	3,249			2,833	308,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,833	103.6800	108.86	308,400	2024	2024	0	0	0.00	100.00

1 SINGLE FAM

100% - 2026

Heated Area: 2505

HX Base Yr

10

10

FOP
2025

3

10

16

41

56

20

23

19

6

10

FOP
2025

15

9

14

FGR
2025

13

4

10

TR
2025

29

37

5

4

3

20

42

FUS
2025

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/23/2025

ML