

LOT 69
CONCOURSE CROSSING PHASE 1
OR 2554/1692

MELODIA RESIDENCES LLC
917 1ST ST N #301
JACKSONVILLE BEACH, FL 32250

2026

29-2N-28-0330-0069-0000



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	1,734	100
FGR	399	55
FOP	129	30
FOP	150	30
TOTALS	2,412	

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	107.8000	113.19	230,568	2024	2024	0	0	0.00	100.00
1 SINGLE FAM 0% - 2025 Heated Area: 1734 HX Base Yr											
Floor plan diagram showing three rooms: FOP 2025 (top left), BAS 2025 (center), and FGR 2025 (bottom right). Dimensions are provided for each room and connecting corridors. - FOP 2025: 10' x 15' - BAS 2025: 54' x 57' - FGR 2025: 19' x 21' Corridor dimensions: 10', 15', 10', 5', 7', 6', 12', 6', 18', 19', 19', 15'.											
BLD DATE						I GL DATE					