

LOT 73
CONCOURSE CROSSING PHASE 1
OR 2554/1692

ALFORD DANIELLE MARIA & GRANT MICHAEL
95057 TERRI'S WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0073-0000



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		2 100			
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	1,245	100	2025	1,245	135,531
FGR	483	55	2025	266	28,957
FOP	100	30	2025	30	3,266
FOP	182	30	2025	55	5,987
FUS	962	100	2025	962	104,723
STR	48	10	2025	5	544
TOTALS	3,020			2,563	279,008

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,563	103.6800	108.86	279,008	2024	2024	0	0	0.00	100.00
1 SINGLE FAM 0% - 2025				Heated Area: 2207				HX Base Yr			
The floor plan diagram illustrates a building layout with four distinct areas: BAS 2025, FUS 2025, FGR 2025, and STR 2025. The overall footprint is defined by a series of dimensions: 10, 10, 16, 41, 23, 20, 9, 22, 8, 7, 21, 16, 10, 3, 10, 16, 42, 16, 13, 26, 9, 4, 12, 4, 8, 16, 10, 1											