

LOT 78
CONCOURSE CROSSING PHASE 2
OR 2583/198

STEINER BRANDON P & SARAH B
95129 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0078-0000



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		5 100
Bathrooms		3.5 100
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
BAS	1,817	100
FGR	493	55
FOP	218	30
FUS	1,337	100
PTO	128	5
STR	74	10
TOTALS	4,067	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,503	98.1000	103.00	360,809	2024	2024	0	0	0	0.00100.00
1 SINGLE FAM 100% - 2026				Heated Area: 3154				HX Base Yr			
The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: PTO 2025 (top left), BAS 2025 (center left), FGR 2025 (bottom left), FOP 2025 (bottom left), FUS 2025 (center right), and STR 2025 (bottom right). Dimensions are provided for various sections, including wall lengths and room widths. The layout is divided into two main sections by a vertical line, with the left section containing PTO, BAS, FGR, and FOP, and the right section containing FUS and STR.											
BLD DATE					LGL DATE						