

LOT 79
CONCOURSE CROSSING PHASE 2
OR 2583/198

LANDRETH BRYAN O & JANINE M
95137 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0079-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
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	1,335	100	2025	1,335	143,152
FGR	540	55	2025	297	31,847
FOP	120	30	2025	36	3,860
FOP	143	30	2025	43	4,611
FUS	1,679	100	2025	1,679	180,039
STR	70	10	2025	7	751
TOTALS	3,887			3,397	364,260

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,397	102.1200	107.23	364,260	2024	2024	0	0	0	0.00100.00
1 SINGLE FAM 100% - 2026				Heated Area: 3014				HX Base Yr 2026			
BLD DATE					LGL DATE			01/23/2025			